

1997

Town of Fayette Comprehensive Plan

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INTRODUCTION

Background

This Comprehensive Plan is the result of several years of hard work by the Comprehensive Plan Advisory Committee of the Town of Fayette, with revisions in 1997 by a private contractor.

Statutory Basis

This Comprehensive Plan was developed pursuant to the statutory requirements of the Comprehensive Planning and Land Use Regulation Act of 1988 (Title 30, Section 4961, of the Maine Revised Statutes).

Authorization and Appropriation

The preparation of this Comprehensive Plan was authorized by the Selectmen of the Town of Fayette in 1989, with revisions authorized by the Selectmen and voted at a Town Meeting in 1997.

Funding

The preparation of this Comprehensive Plan was funded with \$ 12,000 by the voters of Fayette and a grant of \$ 12,340 from the Maine Department of Economic and Community Development, Office of Comprehensive Planning. The revisions were funded with \$ 3,200 by the voters of Fayette in 1997.

Purpose

The purpose of this Comprehensive Plan is to provide the factual basis and policy framework for future planning, regulatory, and community development decision making, in both the public and private sectors.

Scope

This Comprehensive Plan examines the available information regarding the following components of Fayette's land, government, and people in the following Inventory and Analysis Sections:

- | | |
|-----------------------------------|---|
| 1. Population | 7. Water Resources |
| 2. Economy | 8. Critical Natural Resources |
| 3. Housing | 9. Agriculture and Forest Resources |
| 4. Transportation | 10. Historic & Archaeological Resources |
| 5. Public Facilities and Services | 11. Existing Land Use |
| 6. Recreation | 12. Fiscal Capacity |

In addition, this Comprehensive Plan contains within it the following sub-plans;

1. An official Land Use Map;
2. A Capital Investment Plan;
3. A Regional Coordination Plan; and
4. Information Strategies implementing identified Growth Management Policies.

Included as Appendix A of this plan is a summation of the findings of the Growth Management Survey.

Opinion Survey conducted in 1991.**Approach**

The Information regarding each of the above components was analyzed and synthesized, and is presented according to the following format:

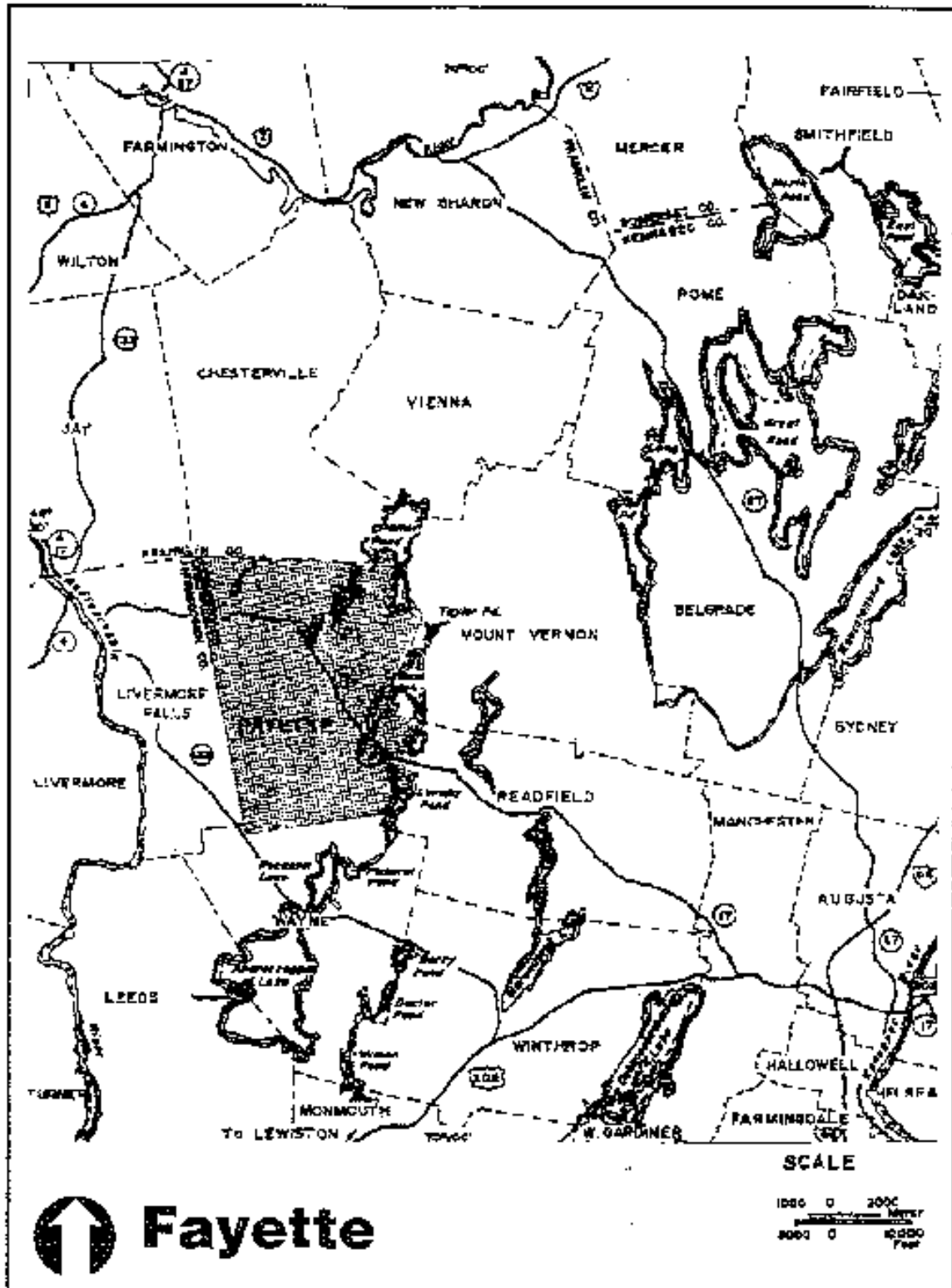
1. A discussion of existing conditions or existing situations;
2. A discussion of inherent planning implications and
3. Recommended policies and proposed actions considered necessary and or desirable to implement these policies.

Limitations

This Comprehensive Plan has been assembled and compiled with the genuine intention that all of the data and information contained herein is reasonably accurate and correct. The information contained in this plan was gathered from the sources cited. Some of the sources were found to be more detailed and more recent than others. Where appropriate, future application of the information contained in this Plan should be preceded by a check of the sources to see if additional or revised information is available.

Most of the information contained in this Plan is considered current enough and of sufficient detail to support the conclusions and recommendations offered. Note that while this information is suitable for general planning, it may not be appropriate for site specific decisions.

This plan was written to be as fair and accurate as possible and to be a best representation of the feelings of the townspeople at the time it was written. The Committee and Consultants are not responsible for misunderstandings and misinterpretations conveyed in this document.



INVENTORY AND ANALYSIS

POPULATION**Introduction**

The purpose of this section is:

- a. to Profile the town's and region's population in terms of population and household characteristics most significant in describing the Town's character and in influencing future demands for housing, land, and community facilities and services;
- b. to identify and understand important changes in the characteristics of figure populations;
- c. to learn and understand how the town's population characteristics and changes in population relate to those for the region; and;
- d. to identify and understand the size and characteristics of the town's and the region's population ten years into the future.

Due to inaccuracies and differences between various data sources used in the preparation of this section, the figures in the following tables do not always appear to be consistent. These figures are, however, acceptable to recognize general trends as a basis to guide Fayette's future growth and development.

Perhaps the most fundamental factor of this Comprehensive Plan is the Town of Fayette's population and how that population will change in the future. The ultimate goal of the Comprehensive Plan is to assure that within environmental limits, future population is appropriately accommodated. Accordingly, most phases of the Plan are either dependent upon or strongly influenced by the size and composition of the town's future population.

Population Summary

Figure II.A.1 summarizes selected population characteristics for the 1980 and 1990 year round population of the Town of Fayette.

Figure II. A.1 Fayette 1980, 1990 Population Summary

	1980	1990
Total Population	812	853
Total Number of Occupied Housing Units	284	311
Number of Adults	561	680
Number of Children (under 18)	261	173
Total number of Females	407	421
Total number of Males	405	432

SOURCE: 1981, 1990 Census Data

Population Characteristics

Year- Round Population

As shown in Figures II.A.2 and II.A.3, the year-round population of Fayette has been rising steadily since 1970 and is expected to continue to rise. The population of Kennebec County has also been rising and at the same rate as Fayette in the last 10 years.

Figure II. A. 3 Population Levels: Historical, Current, and Projections, Fayette and Kennebec County. 1970-2000

	1970 Census	1980 Census	1990 Census	2000 Predicted
Fayette	447	812	853	904
Kennebec County	95,247	109,889	115,904	121,699

Sources: 1970, 1980, 1990 Census. Protection uses constant growth rate.

Figure II. A. 3 Population Change: Historical, Current, and Projections, Fayette and Kennebec County. 1970-2000

	1970-1980 Census	1980-1990 Census	1990-2000 Projected
Fayette	365, 81.7%	41, 5%	51, 6%
Kennebec County	14,642, 15.4%	6,015, 5%	5,795, 5%

Sources: 1970, 1980, 1990 Census. Protection uses constant growth rate.

Age Characteristics

The age distribution is very important to monitor because of its impact on demands for services and availability of services, among other reasons. Figures 114.4 and II.A.5 show the age distribution and their rates of growth for Fayette and Kennebec County. The school age population has dropped in numbers and percentage. The largest increase in Fayette has occurred in the 45-64 age group indicating that perhaps the 18-44 age group families are staying and people perhaps are looking for a place to retire. This idea is backed up by the 65+ age group which is the second highest in increased numbers. An interesting figure to note is the number of persons 65 and over is increasing, while the 0-4 years is decreasing. This trend is expected to continue through 2000 especially in Fayette, as the trend is to relocate into the rural communities.

According to figure II.A.4 Kennebec County's population, while expected to continue to rise steadily through 2000, will differ from Fayette's in terms of age characteristics. Persons 65+ accounted for a much higher percentage of the total population in 1990. It is estimated that this number will drop significantly by 1999, and the 45-64 age group will increase dramatically.

Figure II. A. 4 Age Distribution: Fayette and Kennebec County, 1970-2000

	1970 Census	1980 Census	1990 Census	2000 Projected
Fayette				
0-4 yrs.	47, 10.5%	52, 6.4%	43, 4.5%	39, 4.4%
5-17 yrs.	125, 28.0%	209, 25.8%	130, 15.2%	136, 15.0%
18-44 yrs.	138, 30.9%	320, 39.4%	366, 42.9%	384, 42.4%
45-64 yrs.	99, 22.1%	152, 18.7%	214, 25.1%	225, 24.9%
65+ yrs.	38, 8.5%	79, 9.7%	100, 11.7%	120, 13.3%
Totals	447, 100%	812, 100%	853, 100%	904, 100%
Kennebec County				
0-4 yrs.	8,203, 8.6%	7,720, 7%	7,802, 6.7%	7,200, 5.9%
5-17 yrs.	24,579, 25.8%	23,812, 21.7%	21,450, 18.5%	21,950, 18%
18-44 yrs.	31,084, 32.6%	53,232, 48.8%	48,750, 42.1%	45,900, 37.7%
45-64 yrs.	20,216, 21.3%	21,757, 19.8%	22,358, 19.3%	28,800, 23.7%
65+ yrs.	11,165, 11.7%	3,362, 3.1%	15,544, 13.4%	17,900, 14.7%
Totals	95,247	109,889	115,904	121,750

Sources: 1970, 1980, 1990 Census, Department of Human Service

Figure II. A. 5 Age Distribution Rates of Change: Fayette and Kennebec County, 1970-2000

	1970-1980 Census	1980-1990 Census	1990-2000 Projected
Fayette			
0-4 yrs.	5, 10.6%	-8, -17.4%	-4, -9.4%
5-17 yrs.	84, 67.2%	-79, -17.8%	6, 4.6%
18-44 yrs.	182, 131.9%	46, 14.4%	18, 4.9%
45-64 yrs.	53, 53.5%	62, 40.8%	11, 5.1%
65+ yrs.	41, 107.9%	21, 26.6%	20, 20.0%
Totals	365	41	51
Kennebec County			
0-4 yrs.	-483, 107.9%	82, 1%	-700, -8.9%
5-17 yrs.	-761, -3.1%	-2,368, -3%	1,050, 5%
18-44 yrs.	22,148, 71.3%	-4,482, -8%	-1,750, -3.7%
45-64 yrs.	1,541, 7.6%	601, 17%	5,900, 25.8%
65+ yrs.	-7,803, -69.9%	12,182, 110%	1,600, 9.8%
Totals	14,645	6,015	6,100

Sources: 1970, 1980, 1990 Census, Department of Human Service

Educational Attainment

Figure 11.A.6 illustrates Educational Attainment for Fayette and Kennebec County for 1980. This figure shows that Fayette has a better educated population than the rest of Kennebec County. This includes both those with a high school diploma as well as those with four or more years of college.

Figure II.A.6 Educational Attainment: Yrs. Of school completed, Persons 25 Yrs. Old and older, Fayette and Kennebec County, 1980, 1990

	0-8 Yrs. Elementary Number, %	1-3 Yrs. High School Number, %	4 Yrs. High School Number, %	1-3 Yrs. High School Number, %	4+ Yrs. College Number, %	Totals Number
Fayette						
1980	46, 9.6%	55, 11.5%	203, 42.4%	79, 16.5%	96, 20%	479
1990	41, 6.7%	71, 11.6%	261, 42.7%	97, 15.9%	141, 23.0%	611
Kennebec County						
1980	11,220, 17.4%	9,335, 14.4%	24, 903, 38.6%	9,444, 14.6%	9,697, 15%	64,599
1990	7,123, 6.1%	8,678, 7.5%	28,468, 24.6%	11,762, 24.6%	18,831, 16.2%	115,904

Sources, 1970, 1980, 1990 Census, Department of Human Service

Occupation Characteristics

Figure II.A.7 compares occupation characteristics of Fayette and Kennebec County in 1980 and 1990. There has been a shift where the majority of Fayette's residents were in either managerial and professional occupations or are employed as operators/fabricators in 1980, to a majority in technical/sales/administration in 1990. A fair portion of the population is also involved in sales and the administration of technical services. Kennebec County has more people involved in sales and administration and fewer people employed as operators/fabricators.

Figure II.A.7 Occupation Types, Employed Persons 16 Yrs. and over Fayette and Kennebec County, 1990

Type of Occupation	Fayette		Kennebec County	
	1980	1990	1980	1990
Managerial & Professional	94, 29.5%	75, 17.7%	10,700, 22.8%	14,962, 26.7%
Technical/Sales/Admin	58, 18.2%	130, 30.7%	13,916, 29.7%	16, 715, 29.8%
Service	26, 8.1%	76, 17.9%	6,578, 14.0%	12,206, 21.8%
Farm/Forest/Fishing	5, 16%	20, 4.7%	1,355, 2.9%	1,109, 2.0%
Precision Production	47, 14.7%	60, 14.2%	5,976, 12.7%	7,138, 12.7%
Operations/Fabricators	89, 27.9%	63, 14.8%	8,380, 17.9%	3,950, 7.0%
Totals	319	424	46,903	56,080

Source: 1980, 1990 Census

Household Characteristics

Number and Size of Households

As could be expected with a rising population, the number of households has also increased though at a significantly greater rate. The number of households is expected to continue to rise through 2000 though at a slower rate.

The average size of households after having risen considerably between 1970 and 1980, is expected to show a decrease for the years 1980 to 2000. This is true for both Fayette and Kennebec County. A reason behind the decline in household size may be individuals choice to have smaller families. The number and size of households for Fayette and Kennebec County are shown in Figures II.A.8 through II.A.12.

Figure II.A.8 Number of Year-Round Households: Historic, Current, and Projections

	1970 Census	1980 Census	1990 Census	2000 Projected	2010 Projected	2020 Projected
Fayette	134	284	312	353	408	429
Kennebec County	28,476	38,579	43,889	50,033	55,692	58,424

Source: 1970, 1980, 1990 Census, Fayette's Projection based on average building permits.

Figure II.A.9 Number of Year – Round Households Rate of Change: Historic, Current, and Projections

	1970-1980 Census Number, %	1980-1990 Census Number, %	1990-2000 Projected Number, %
Fayette	150, 111.9%	28, 9.8%	41, 13.1%
Kennebec County	10,103, 35%	5,310, 14%	6,144, 14%

Sources: 1970, 1980, 1990 Census, Derived from Figure II.A.B.

Figure II. A.10 Median Household Size: Historic, Current, and Projected.

	1970 Census	1990 Census	1990 Census	2000 Projected
Fayette	3.33	2.86	2.73	2.56
Kennebec County	2.99	3.51	2.55	2.33

Source: 1970, 1980, 1990 Census, Projection uses constant rate of growth

Figure II.A.11 Median Household Size Rates of Change: Historic, Current, and Projected

	1970-1980 Census Number, %	1980-1990 Census Number, %	1990-2000 Projected Number, %
Fayette	-.47, -12.0%	-.13, -4.5%	-.17, -6.2%
Kennebec County	.52, 17.4%	-.96, -27%	-.22, -7%

Source3: 1970, 1980, 1990 Census Derived from Figure II.A.10

Figure II.A.12 Household Size Distribution: Fayette and Kennebec County

	Fayette		Kennebec County	
	1980	1990	1980	1990
One Person	54, 19%	42, 13.5%	8,637, 212.4%	10,594, 24.1%
Two Persons	98, 34.5%	139, 44.6%	11,847, 30.7%	14,682, 33.4%
Three Persons	37, 13%	55, 17.6%	6,685, 17.3%	7,662, 17.5%
Four Persons	51, 17.9%	50, 16.0%	6,286, 16.3%	7,227, 16.5%
Five Persons	24, 8.5%	16, 5.1%	3,250, 8.4%	2,675, 6.0%
Six or More Persons	20, 7.1%	10, 3.2%	1,874, 4.9%	1,093, 2.5%
Totals	284	312	38,579	43,879

Source: 1980, 1990 Census

Median Household Income

Figures II.A.13 and II.A.14 compare Fayette's median household income with those of Kennebec County. While the median household income in Fayette and Kennebec County has remained and is expected to stay relatively constant, Fayette has a substantially higher per capita income. This difference is expected to remain through 2000.

Figure II.A.13 Median Household and Mean per Capita Incomes

	Median Household Income			Mean Per Capita Income		
	1980 Census	1990 Census	2000 Projected	1980 Census	1990 Census	2000 Projected
Fayette	\$14,643	\$28,947	\$34,583	\$7,062	\$15,036	\$20,034
Kennebec County	\$14,699	\$27,343	\$34,816	\$5,966	\$12,423	\$16,468

Sources: 1980, 1990 Census, National Planning Data

Figure II.A.14 Rates of Growth: Median Household and Mean per Capita Incomes

	Median Household Income			Mean Per Capita Income		
	1980 Census Number Percent	1990 Census Number Percent	2000 Projected Number Percent	1980 Census Number Percent	1990 Census Number Percent	2000 Projected Number Percent
Fayette	\$7,976 119.6%	\$14,304 97.6%	\$5,636 19.5%	\$4,670 195.2%	\$7,974 112.9%	\$4,998 33.3%
Kennebec County	\$6,717 84.2%	\$12,644 86%	\$7,473 27.3%	\$3,280 122.1%	\$6,457 108.2%	\$4,045 32.6%

Sources: 1980, 1990 Census, National Planning Data

Distribution of Households by Income

Figure II.A.15 shows the income distribution of households in Fayette for 1980 - 2000 projected, as well as the mean and median incomes. In 1980 the majority of households had an annual income of between \$15,000 and \$34,999. This gives a mean household income of approximately \$18,000 per year. This was approximately \$1,500 more than the mean for Kennebec County.

Fayette's mean household income is expected to remain higher than the County's through 2000.

Figure II.A.15 Household Incomes Distribution

	Fayette			Kennebec County		
	1980 Census Number Percent	1990 Census Number Percent	2000 Projected Number Percent	1980 Census Number Percent	1990 Census Number Percent	2000 Projected Number Percent
\$0-\$7,499	61 19.7%	26 7.9%	28 5.9%	\$8,736 22.7%	4,189 9.2%	2,689 5.3%
\$7,500- \$9,999	29 9.4%	20 6.1%	22 4.6%	3,654 9.5%	2,252 4.9%	2,326 4.6%
\$10,000- \$14,999	70 22.6%	42 12.8%	33 6.9%	7,301 18.9%	4,909 10.8%	4,134 8.2%
\$15,000- \$19,999	36 11.6%	35 10.7%	31 6.5%	6,595 17.1%	4,710 10.3%	4,117 8.2%
\$20,000- \$24,999	41 13.2%	19 5.8%	37 7.8%	4,876 12.6%	4,692 10.3%	4,114 8.2%
\$25,000- \$29,999	30 9.7%	27 8.3%	43 9.1%	3,101 8%	4,152 9.1%	4,064 8.1%
\$30,000- \$34,999	17 5.5%	34 10.4%	48 10.1%	1,829 4.8%	4,033 8.8%	3,905 7.7%
\$35,000- \$39,999	6 1.9%	28 8.6%	19 4%	976 2.5%	3,448 7.6%	3,129 6.2%
\$40,000- \$49,999	8 2.6%	37 11.3%	50 10.5%	776 2%	5,416 11.9%	6,877 13.6%
\$50,000- \$74,999	6 1.9%	39 11.9%	94 19.8%	557 1.5%	5,889 12.9%	9,119 18.1%
\$75,000- \$99,999	3 1%	13 4.0%	47 9.9%	114 .3%	1,228 2.7%	4,197 8.3%
\$100,000- \$149,999	2 .6%	5 1.5%	14 2.9%	50 .1%	590 1.3%	1,262 2.5%
\$150,000+	1 .3%	2 .6%	10 2%	14 0%	156 .2%	477 1%
Totals	310	327	476	38,579	45,664	50,410
Mean Household Income	\$18,205	\$35,803	\$45,375	\$16,759	\$32,021	\$40,635

Sources: 1980, 1990 Census, National Planning Data

Transient and Seasonal Populations**Group Quarters Population**

The group quarters population includes those persons who reside in college dormitories, nursing homes, correctional institutions, or other similar facilities. Youth camps are not included in census figures. 1990 census figures show that no persons were residing in group quarters in Fayette.

Peak Seasonal Population

The population of Fayette has risen considerably during the summer months. This increase is due to the large number of seasonal residences, almost the same number as year-round, as well as the two summer camps (Camp Winnebago and Camp Vega. While the year-round population is approximately 853, it is estimated that the population increases to roughly three times this during the summer (2,700 people).

Planning Implications

Respondents to the Growth Management Opinion Survey indicated their satisfaction with the population and housing growth over the last 10 years. Dissatisfaction was expressed with regard to the growth rate of seasonal housing.

The demographic changes in Fayette will continue to have a great affect on every aspect of the community. In particular, the costs of education will rise as the number of school age children increases. There also will be additional demands for public services such as better road maintenance, increased fire and police protection, and more recreational opportunities to name a few. The rising population will also impact land use as more and more people decide to build homes and seek employment opportunities within the town.

Recommendations

Given the interaction of year-round population characteristics with every aspect of the Town of Fayette, concern for this issue will be integrated in the planning of all aspects of the town, as discussed in other sections of this report. Of specific concern are the interactions between population and the economy, housing, education, recreation and the use of municipal services. it is recommended that Fayette develop a systematic method of Collecting and recording data on its year-round and seasonal population, building permits, lot sizes, and other information useful for planning and establishing policies.

ECONOMY

Introduction

The purpose of this section is:

- a. to profile the economy of Fayette and Kennebec County in terms of significant employment characteristics and commercial and industrial activity;
- b. to identify and understand important changes in those characteristics and how they might reflect future economic conditions;
- c. to identify and understand Fayette's relationship with the regional economy in terms of employment and economic vitality; and
- d. to identify those businesses and sectors of the economy of Fayette and the region most important to the employment and economic vitality of Fayette, and describe the outlook for their growth or decline over the next ten years.

Labor Force

Labor Force Size

The labor force is defined as all persons who are either working or looking for work. A change in the size of the labor force may result from an immigration or emigration of individuals in the area. Also, labor force size will change because of an increasing or decreasing tendency for existing residents to either work or look for work. Figure II-B.1 compares the size and rates of growth of the labor force in Fayette and Kennebec County. Fayette has recently experienced a greater percentage rise in the labor force than has the county.

Occupation Types

Figure II.B.2 compares occupation types of Fayette to the county in 1980 and 1990. Fayette residents are more biased toward managerial/professional positions or as operators and fabricators than their counterparts in the remainder of Kennebec County. This figure also indicates that the residents of Fayette are employed in a wide range of occupations.

Distribution of Labor Force by industry

Analysis of Figure 11.8. shows that residents of Fayette are much more inclined to work in manufacturing jobs than are those in Kennebec County as a whole and less inclined to be employed in finance, insurance or real estate.

Figure II.B.1 Labor Force Size: Number of Employed and Unemployed Over Age 16

	1970	1980	1990
Fayette	N/A	341	415
Kennebec County	36,531	50,388	59,631

Sources: 1970, 1980, 1990 Census, Maine Department of Labor

Figure II.B.2 Occupation Types, Employed Persons 16 Yrs. And Over, Fayette and Kennebec County, 1980-1990

Type of Occupation	Fayette		Kennebec County	
	1980	1990	1980	1990
Managerial & Professional	94, 29.5%	75, 17.7%	10,700, 22.8%	14,962, 26.7%
Technical/Sales/Admin	58, 18.2%	130, 30.7%	13,916, 29.7%	16,715, 29.8%
Service	26, 8.1%	76, 17.9%	6,578, 14.0%	12,206, 21.8%
Farm/Forest/Fishing	5, 16%	20, 4.7%	1,355, 2.9%	1,109, 2.0%
Precision Production	47, 14.7%	60, 14.2%	5,976, 12.7%	7,138, 12.7%
Operations/Fabricators	89, 27.9%	63, 14.8%	8,380, 17.9%	3,950, 7.0%
Totals	319	424	46,903	56,080

Source: 1980, 1990 Census

Figure II.B.3 Distribution of Labor Force by Industry, 1980, 1990

Type of Industry	Fayette		Kennebec County	
	1980	1990	1980	1990
Agriculture/Forestry/Fishing/Mining	2, .6%	15, 3.5%	1,131, 2.0%	1,138, 2.0%
Construction	7, 2.2%	26, 6.1%	2,274, 4.8%	4,311, 7.7%
Manufacturing	111, 34.8%	126, 29.7%	9,977, 21.3%	9,623, 17.2%
Transport/Communications/Utilities	19, 6.0%	26, 6.1%	2,897, 6.2%	3,350, 6.0%
Wholesale/Retail Trade	55, 17.2%	69, 16.3%	9,806, 19.4%	11,485, 20.5%
Finance/Insurance/Real Estate	4, 1.2%	24, 5.7%	1,521, 5.9%	2,381, 4.2%
Professional & Related Services	65, 20.4%	90, 21.2%	11,618, 24.8%	18,676, 33.3%
Public Administration	41, 12.9%	40, 9.4%	5,408, 11.5%	5,116, 9.1%
Total	319	424	46,903	56,080

Sources: 1980, 1990 Census

Distribution of Labor Force by Location of Employment

Figure II.B.4 shows the location of employment for residents of the Town of Fayette as recorded by the 1980 and 1990 Census. This data shows a very small percentage of the labor force works in Fayette. Many residents travel to the nearby towns of Augusta, Readfield, and Livermore Falls. A reason behind this small percentage of people who actually work in town is a lack of large year-round employers. Year-round commercial activities in town tend to be small home businesses that do not employ many people other than the owners of these businesses.

The summer camps (Camp Vega, Camp Winnebago and Echo Lake Lodge) do employ a large number of local people but this is seasonal work and dominated by younger people during their summer vacations. This summer camp and summer cabin rental industry is an important aspect of Fayette's economy. Those businesses ideally suit the strengths of the Town, effectively marketing what Fayette has to offer: rural beauty and natural resources, with few noticeable affects on the year-round community. The population of the Town does swell in the summer with the influx of people who utilize these resources, but the children staying at the camps are generally kept on the grounds of the camp. The people renting the summer cabins are evident at the local stores in the summer months and contribute to those stores' financial base.

Figure II.B.4 Distribution of Workers by Location of Employment: 1980, 1990

	1980	1990
Work in Fayette	25, 7.5%	48, 11.6%
Work Outside Fayette	264, 79.0%	367, 88.4%
Not Reported	45, 13.5%	0%
Total	334	415

Source: 1980, 1990 Census

Labor Force Planning Implications

Plans for expansion of new enterprises must be based on an assessment of available labor. These same measurements can be used to indicate the diversity and stability of current employment trends. Fayette is a small rural town which, besides its several summer camps which employ many on a seasonal basis, has a number of small businesses that do not require a large labor force beyond the owners of these businesses. There are ample employment opportunities in the towns surrounding Fayette. Because of its proximity to the variety of services offered in Augusta there does not appear to be a need to develop industry in Fayette.

Unemployment

The 1980 unemployment rate in Fayette was slightly lower than the County's and was significantly lower than the County's in 1990 (Figure II.B.5). This may be due in part to the general state of the economy. There was a national recession in 1980 while 1990 was generally a period of growth in Maine and the nation. Unemployment levels are of great concern to a community. Unemployment strains individual resources, and also leads to a higher demand for governmental assistance resources and funds. Its impact on morale and community image is also of importance.

Figure II.B.5 Unemployment Rates: 1980-1990

Year	Fayette	Kennebec County
1980	6.46%	6.90%
1990	1.68%	3.46%

Source: 1980, 1990 Census, Maine Department of Labor

Major Employers

As mentioned previously, the major employers in Fayette are the summer camp and summer cabin businesses. There are also a wide range of small home based businesses which typically employ the owners and possibly one or two additional employees.

The service industries growing up around Fayette's rural and scenic natural resources include Echo Lake Lodge, Camp Vega, Aunt Martha's Bed and Breakfast, Camp Winnebago, Twin Springs, and Home Nest Farm Bed & Breakfast. These businesses are very welcome in the Town and there are no known conflicts of compatibility issues which have arisen from their presence.

The majority of workers living in Fayette work in other towns in a wide range of occupations and industries. This diversity indicates that the economy of Fayette is not tied to any one industry or business. As such, the closing of a large employer in the region will have minimal impact on the town as a whole.

32% of respondents to the Growth Management Opinion Survey expressed a desire to see additional commercial growth in the next 10 years and 45% favored encouraging a light industrial park in Town. Smaller percentages of respondents were opposed to these initiatives. This general desire for growth should be reinforced in the Town's Growth Management Plan.

The rural character of Fayette *is* a major reason behind many residents' decision to live in Fayette. Although encouraging large businesses to locate in town could increase job opportunities, it could also seriously detract from this important aspect of the town.

Taxable Sales

Due to Fayette's small size, there is no breakdown of its consumer retail *sales*. There is however information concerning the Livermore Economic Summary Area and the Androscoggin District. Figure 11.B.6 below presents information on taxable sales of consumer goods by retail sector for these two areas for the years 1984 through 1989. These figures are in real dollars, not adjusted for inflation and represent only taxable sales, excluding commodities such as food in grocery stores.

The Livermore Economic Summary Area includes the following towns: Canton, Fayette, Jay, Livermore and Livermore Falls, The Androscoggin District includes the following Economic Summary Areas: Lewiston, Lewiston Suburban, Paris, Rumford, Farmington, Livermore, and Rangeley.

There are some important conclusions that can be drawn from these figures:

- a. The overall rate of growth in the Livermore ESA was significantly slower than in the Androscoggin District as a whole;
- b. The rate of growth in the Building Supply sector has been much faster in the Livermore ESA;
- c. The rate of growth in the Auto Transportation and Restaurant/Lodging sectors has been much slower in the Livermore ESA than in the district as a whole; and
- d. Building supply sales have been the fastest growing sector in the Livermore Economic Summary Area indicating a healthy construction business.

Taxable sales are only an indicator of economic performance, rather than an end in themselves. Comparison of taxable sales over time and by sector indicate any changes that may be taking place. Similarly, when these increases are compared over different towns or areas, the relative performance of one or the other can be determined.

Fayette is a small community with only very limited retail sales. The majority of retail trade takes place in the towns surrounding Fayette. The majority of businesses in Fayette are involved in the service sector rather than the actual sale of goods.

The Growth Management Opinion Survey indicates a majority (67%) favors encouraging more small businesses in Fayette. If this support is translated into incentives for such growth, Fayette could see a broadened tax base in the future.

Figure II.B.6 Taxable Sales: Consumer Goods by Retail Sector, In Thousands of Dollars

Livermore Economic Summary	1985	1986	1987	1988	1989	85-89 % Change	1989 % of annual
Building Supply	2,488	2,785	3,220	3,594	4,601	84.9	13.9
Food	4,025	4,143	4,722	5,395	5,944	47.7	17.9
General Merchandise	5,411	5,192	5,803	6,613	6,363	17.6	19.1
Other Retail	3,157	2,760	3,588	3,758	3,833	21.4	11.5
Auto Transportation	8,882	10,839	10,421	10,699	9,293	4.6	28
Restaurant/Lodging	2,984	3,349	3,529	3,330	3,181	6.6	9.6
Annual Total	26,947	29,068	31,283	33,389	33,215	23.3	100
Androscoggin District							
Building Supply	90,241	119,281	140,478	157,872	157,062	74.1	17.7
Food	72,479	83,626	95,482	105,703	110,386	52.3	12.4
General Merchandise	153,735	147,466	166,813	172,717	175,307	14.0	19.8
Other Retail	71,997	65,137	73,507	83,501	91,742	27.4	10.3
Auto Transportation	174,619	201,142	224,820	243,139	220,658	26.4	24.9
Restaurant/Lodging	88,750	98,623	113,705	127,911	131,855	48.6	14.9
Annual Total	651,821	715,275	814,805	890,843	887,010	36.1	100

Source: Maine Bureau of Taxation, Sales Tax Division

Housing

Introduction

The purpose of this section is:

- to profile the housing stocks of Fayette and Kennebec County in terms of size and composition;
- to describe the affordability of the housing stock of Fayette for very low income, low income, and moderate income households;
- to identify and understand important changes in housing stock characteristics and how they might reflect the size and characteristics of future housing demands;
- to predict the size, characteristics, and affordability of new and rehabilitated housing needed to meet housing demands of the projected future population, and whether the local housing market will meet the predicted housing needs.

Year-Round Housing Characteristics

Number of Housing Units

The number of housing units is an important concern for a community when considered along with its population levels, household sizes, and housing prices. If a community has an insufficient housing stock, prices may become inflated and conditions may deteriorate. Economic development can be difficult if developing firms are unable to find reasonable housing for new employees moving to the area.

Figure II.C.1 shows the historic and projected sizes of the housing stock in Fayette and Kennebec County. Fayette's year-round housing has more than doubled between 1970 & 1980. The growth is expected to continue at the slower rate that occurred between 1980 and 1990.

Figure II.C.1 Number of Total Housing Units: 1970-2000

	1970 Census	1980 Census	1990 Census	2000 Projected
Fayette	143	402	470	530
Kennebec County	30,336	40,918	46,398	51,138

Sources: 1970, 1980, 1990 Census; Projection uses Straight-line method & building Permits

Vacancy Rates for Year-Round Housing

Figure II.C.2 compares the vacancy rate of Fayette and Kennebec County in 1980. While having a higher overall vacancy rate than the county, the percentage of available rental units was lower. Those figures indicate that Fayette has enough housing (without the construction of new units) to accommodate a moderate increase in population.

Figure II.C.2 Vacancy Rates: 1980

	Fayette	Kennebec County
Rental Vacancy	5.7%	7.4%
Total Vacancy	10.1%	5.7%

Sources 1980 Census of Housing

Distribution of Housing Units By Structure Type

Housing unit types are an important indicator of affordability, density, and the character of the community. Figure II.C.3 gives a distribution of housing types in Fayette and Kennebec County for 1970, 1980 and 1990.

The 1990 data was taken from the records of the Maine State Housing Authority. This figure includes all units added between 1981 and 1990, minus those lost to demolition or fire.

Figure II.C.3 Distribution of Units by Housing Type: 1970-1990

	Building Type	1970 Number/%	1980 Number/%	1990 Number/%
Fayette	1 Family	138/97.8%	338/84.1%	390/82.9%
	2-4 Family	0	11/2.7%	11/2.4%
	5-F Family	0	5/1.3%	5/1.1%
	Mobile Home	3	48/11.9%	64/13.5%
	Total Units	141	402/100%	470/100%
Kennebec County	1 Family	18,988/62.6%	25,409/61.8%	28,263/60.4%
	2-4 Family	7,225/23.8%	7,658/18.6%	7,939/16.8%
	5+ Family	2,567/8.5%	4,722/11.5%	5,343/11.3%
	Mobile Home	1,556/5.1%	3,325/8.1%	5,535/11.8%
	Total Units	30,336/100%	41,114/100%	47,080/100%

Source: 1970, 1980, 1990 Census of Housing

While the majority of residents live in single family residences, other options are available. Of note is the increase in the number of mobile homes between 1970 and 1990.

There are no estimates available concerning the distribution of structure types for the year 2000. An examination of current trends does however, indicate that single family housing will dominate the housing stock and the number of mobile homes will increase in the future.

Distribution of Housing Units By Tenure

Tenure is a term used to describe whether a given household rents or owns their place of residence. Figure II.C.4 indicates that Fayette residents are most likely to own their homes than individuals in the remainder of Kennebec County. A high percentage of renters can be an indicator of an inflated housing market which prevents residents from being able to purchase homes and vice versa.

Figure II.C.4 compares the percentages of renters in Fayette to the percentage of renters in Kennebec County. Fayette has a significantly lower percentage of people renting their places of residence. Although this may be a result of the relatively higher mean income in Fayette as compared to the whole of Kennebec County (Figure II.A.15), this indicates a balanced housing market which allows residents to purchase homes.

Figure II.C.4 Distribution of (Year- Round) Units by Housing Type: 1970-1990

		1970	1980	1990
		Number / %	Number / %	Number / %
Fayette	Owners	114 / 85.1%	234 / 82.4%	290 / 93.2%
	Renters	20 / 14.9%	50 / 17.6%	21 / 6.8%
Kennebec County	Owners	19,509 / 68.5%	26,909 / 69.7%	19,733 / 61.2%
	Renters	8,967 / 31.5%	11,670 / 30.3%	12,507 / 38.8%

Source: 1970, 1980, 1990 Census of Housing

Distribution of Housing Units by Condition

The condition of the housing stock is an indication of the welfare of a community. The 1980 & 1990 Census of Housing provides no complete measure of housing condition, but does provide two key indicators which can be used for comparative analysis. These are the number of people per room and the existence of complete plumbing for the exclusive use of the inhabitants of a given unit. Figure 11.C.5 indicates that a higher percentage of the housing in Fayette lacks complete plumbing or has more than one person per room than does Kennebec County. This statistic, in combination with Fayette's higher mean household income, suggests that a substantial gap occurs between high income and low income residents in Fayette. This statistic is not an indication of substandard housing necessarily but does suggest that households are living in less than ideal accommodations.

Figure II.C.5 Condition of Year-Round Occupied Housing Units: 1980, 1990

	Fayette		Kennebec County	
	1980	1990	1980	1990
Lacking Complete Plumbing	31 / 10.9%	13 / 4.2%	1,675 / 4.3%	1,595 / 3.6%
More than 1 person per room	18 / 6.3%	N/A	1,008 / 2.8%	N / A

Sources: 1980 Census of Housing

Distribution of Housing Units By Affordability

Affordability is a difficult issue because there is no standard measure of affordability. The most direct factors affecting affordability are income levels and costs associated with housing. Housing costs include rent or mortgage payments, interest rates, taxes, utilities, and many other related expenses. Just as it is difficult to measure exactly how much these expenses are, it is also difficult to establish exactly what percent of income is spent on those items.

Housing costs can also be measured by a number of devices including real estate listing and tax information. The state compiles a Multiple Listing Service and Real Estate Transfer Tax data base that indicates the listing and selling prices for a period of time. Those measures are important, but only include the real estate on the market and do not include housing costs for units that were not sold recently. Real estate is also a volatile market in many areas and the transfer of speculative, seasonal, or investment properties can inflate the estimated cost of housing in an area.

An accepted standard method of measuring the affordability of housing is comparing housing costs to family or household income. The USM institute of Real Estate Research and Education uses the assumption that renters can afford to spend 30% of their income on housing expenses while owners can spend 28%, not including equity expenditures. Using this proportion, the institute has developed affordability indexes for counties and metropolitan areas, estimating housing costs based on interest rates, taxes, and real estate sales (Figure II.C.6) The USM index for Kennebec County for 1989 was 93.18, meaning that the median family

earned 93% (or not quite enough) of the money necessary to afford a median priced home. This was a slight improvement over 1988.

Figure II.C.6 Affordability Index: Kennebec County, 1988-1989

	1988	1989
Index	91.75	93.18
Median Family Income	\$29,200	\$31,900
Income Necessary to Afford Median Priced Home	\$31,825	\$34,233
Median Purchase Price	\$68,000	\$75,500

Source: USM Institute for Real Estate Research and Education

Figure II.C.7 shows estimates of affordability for the same geographic area and year (1989) as the USM index. The last line indicates that the median family could afford a home priced up to \$70,900, in contrast to the USM index (93.18% of \$75,500 is \$70,350). This disparity is to be expected because of the different methods used in estimating housing expenses. It is misleading to use figures II.C.6 or II.C.7 to measure affordability because these measures do not directly correlate income and housing prices. It was assumed when forming these figures that median income families buy median income homes, but this assumption is not always accurate.

Further discounting these two Figures is the fact that Fayette's demographics follow trends in Franklin and Androscoggin Counties as much as trends in Kennebec County.

The US Census provides a solid information base from which to measure affordability. The most important aspect of the census *is* that it combines measurements of income and expenses for each respondent, allowing cross-tabulation. Its limitations, however, are that all of the figures are self reported. Approximations or omissions of rent levels, income levels and housing expenses all limit the ultimate accuracy of the census information.

Figure II.C.8 shows what percentage of their income the responding residents of Fayette spent on housing costs. Using the USM assumption that affordable housing *is* housing that costs *less* than 30% of ones income, than the census information can be loosely used to measure the affordability of housing in Fayette. In effect, all of those owners and renters who spend over 35% of their income (and also some in the 25% to 34% bracket) are spending an exceptional amount for housing. Of particular interest are those in the lower and moderate income brackets who are spending over 35%. The shaded areas of the figure indicate in the most general way those people in Fayette for whom affordable housing may be a problem. Please note that not all households are accounted for in Figure II.C.8. This is due to some respondents to the census refraining from answering these questions. While this does decrease the accuracy of the data, the information can be used in a general sense.

Figure II.C.7 Affordable Housing Rents and Selling Prices: Kennebec County, 1989

Annual Family Income	Percent of Total Families	Affordable Gross Monthly Rent	Affordable Purchase Price
Very Low Income			
Less than \$10,000	8.6	Up to \$250	Up to \$21,900
\$10,000 to \$12,500	2.8	Up to \$310	Up to \$27,500
\$12,500 to \$15,000	4.3	Up to \$380	Up to \$33,100
\$15,000 to \$15,950	11.6	Up to \$400	Up to \$35,200
Low Income			
\$15,950 to \$17,500	2.7	Up to \$440	Up to \$30,700
\$17,500 to \$20,000	5.1	Up to \$500	Up to \$44,300
\$20,000 to \$22,500	6.1	Up to \$560	Up to \$49,900
\$22,500 to \$25,000	5.1	Up to \$630	Up to \$55,500
\$25,000 to \$25,500	1.0	Up to \$640	Up to \$56,600

Moderate Income			
\$25,500 to \$27,500	4.1	Up to \$690	Up to \$61,100
\$27,500 to \$30,000	5.5	Up to \$750	Up to \$66,100
\$30,000 to \$32,500	5.4	Up to \$810	Up to \$72,300
\$32,500 to \$35,000	4.9	Up to \$880	Up to \$77,900
\$35,000 to \$37,500	4.8	Up to \$940	Up to \$93,400
\$37,500 to \$40,000	4.5	Up to \$1000	Up to \$89,000
\$40,000 to \$42,500	4.5	Up to \$1060	Up to \$94,600
\$42,500 to \$45,000	3.5	Up to \$1130	Up to \$100,200
\$45,000 to \$47,500	3.5	Up to \$1190	Up to \$105,800
\$47,500 to \$47,850	0.5	Up to \$1200	Up to \$106,600
Median Family Income:	\$31,900	Up to \$800	Up to \$70,900

Source: Office of Comprehensive Planning, DECD

Figure II.C.8 Housing Affordability: Fayette, 1980

Percentage if income going to housing costs	Tenure	Less than \$9,999	\$10,000 to \$14,999	\$15,000 to \$19,999	\$20,000 or more	Row total/percent
Less than 24%	Owners	16	10	12	42	80/53.3%
	Renters	0	2	2	2	6/4%
25 to 34	Owners	9	5	0	3	17/11.4%
	Renters	0	5	0	0	5/3.3%
Over 35	Owners	11	3	1	1	14/9.3%
	Renters	9	0	0	0	6/6%
Not Computed	Owners	2	0	0	0	2/1.3%
	Renters	10	0	7	0	17/11.4%

Source: Office of Comprehensive Planning, DECD

Figure II.C.8 Housing Affordability Comparison: Fayette 1980-1990

Percentage of income going to housing costs	Tenure	1980	1990
Less than 24	Owners	80 / 53.3%	97 / 65.5%
	Renters	6 / 4%	6 / 4.1%
25 to 34	Owners	17 / 11.4%	16 / 10.8%
	Renters	5 / 3.3%	5 / 3.4%
Over 35	Owners	14 / 9.3%	16 / 10.8%
	Renters	6 / 6%	0%
Not Computed	Owners	2 / 1.3%	5 / 3.4%
	Renters	17 / 11.4%	3 / 2.0%

Source: 1980, 1990 Census

Figure II.C.10 Real Estate Transfer Tax Information, 1995, 1996 Fayette (Approval Sales)

	1995			1996		
	Count	/	Avg. Price	Count	/	Avg. Price
Land Only	5	/	\$11,500	5	/	\$6,720
L/O Shoreland	2	/	\$45,500	4	/	\$43,250
Land & Buildings	8	/	\$79,150	6	/	\$61,900
L&B Shoreland	6	/	\$91,450	2	/	\$117,250

Source: State Bureau of Tourism

Planning Implications: Year-Round Housing Characteristics

Number of Housing Units

The number of year-round housing units in a community is important to consider when planning, especially when linked with projected population and household size. The number of households and the population in Fayette are increasing. This is leading to the new construction of housing to meet the demand of the population. This growth in the number of housing units is important in terms of economic development. New businesses are more likely to locate in an area with a readily available supply of housing. Fayette's housing stock is increasing moderately and will likely suit the needs of the community for the next ten years.

Vacancy Rate

The vacancy rate is at concern to the community if it is too high or too low. High vacancy rates because of inadequate buyers and renters may lead to abandonment or non-profitable housing markets. Low vacancy rates lead to competition for housing and inflated prices. Fayette's vacancy rates currently are high in comparison to the rest of Kennebec County, but are likely to fall in the future as more people move into the area. It is unlikely that high or low vacancy rates will be a serious issue for the town in the next decade unless there are drastic shifts in the population or the economy over a short period of time.

Type of Housing Units

The structure type of houses is an important indicator of affordability, density, and the character of the community. Diverse distribution of types of housing units is desirable to provide variation according to affordability and style. Multi-family housing and mobile homes, combined with traditional single family housing, provides opportunities for the whole community to live as they can afford and as they choose. During the last twenty years, Fayette has diversified its housing stock with the addition of many mobile homes and several multi-family structures, though the vast majority of housing continues to be single family homes. This diversification should be encouraged and continued.

Tenure of Units

The ratio of renters to owners can be used as an indicator of whether rental units or houses are available and/or affordable. A high proportion of renters may indicate that residents are unable to purchase homes, and vice versa. There are currently ample opportunities for home ownership and/or renting in Fayette and this pattern is likely to continue.

Age and Condition of Units

In any community, housing units are continually aging. If not kept in proper repair, this aging can impact on the quality of the housing stock. Well over half of the housing units have been constructed between 1970 and 1990, leaving Fayette's housing stock in good condition. The enforcement of state mandated building codes should aid in maintaining the quality of housing in Fayette in the future.

Planning Implications

In consideration of the following:

1. A higher percentage of the housing in Fayette lacks complete plumbing or has more than one person per room than does Kennebec County;
2. The number of households and the population in Fayette are increasing;
3. During the last twenty years, Fayette has diversified its housing stock with the addition of many mobile homes and several multi-family structures;
4. Fayette has no building codes, the only building codes in effect in Fayette are the National Fire Prevention Code 101, the Maine State Plumbing Code, and the Maine State Building and Electrical Codes which are State mandated. Only parts of these Codes apply to residences.

It may be time for Fayette to consider adopting a Building and Fire Code modeled after CABO or BOCA.

Subsidized Housing Units

Local, state, and federal governments have a number of different methods to subsidize housing costs for eligible citizens. In most cases the efforts of the different levels of government are integrated, with funding, operation and jurisdictional fields all overlapping.

The U.S. Department of Housing and Urban Development (H.U.D.) is the primary federal agency dealing with affordable housing, overseeing the Farmers' Home Administration (F.M.H.A.). The Maine State Housing Authority (M.S.H.A) is Maine's agency for such issues. The Town of Fayette does not have a local housing authority, though the Board of Selectmen serves as the Overseers of the Poor.

Subsidized units are built with state or federal moneys for the expressed purpose of providing housing to lower income individuals and families. A housing project or development may be entirely formed by subsidized units, or the project may be of mixed use. Subsidized units are typically available to individuals below certain income guidelines, and residents are expected to pay a fixed percentage of their income as rent.

Housing is also subsidized through certificates and vouchers. Especially when subsidized units are not available, the Maine State Housing Authority will provide state or federal moneys for citizens to use as payment for rent for nonpublic units. The town is also reimbursed by the state for general assistance money which may be given to citizens with short-term immediate monetary needs for housing. Finally low interest loans through the federal or state governments are also a form of subsidy.

There are no HUD or MSHA subsidized housing units in Fayette. The town does have a General Assistance Fund, and any funds expended for housing are reimbursed by the state. At this time, subsidized housing is not an issue in the town of Fayette. The continued monitoring of housing costs will be important in anticipating if at some time in the future, subsidized housing will be needed to meet the needs of Fayette's residents.

Seasonal Housing Units

The 1980 census reported that Fayette had 173 seasonal housing units, the 1990 census shows 320 units. This represents an increase of 73 units from 1970 to 1980, and 147 units from 1980 to 1990. The number of seasonal housing units has more than tripled in the past 20 years. Due to Fayette's numerous lakes and ponds it is an attractive area for people to have summer camps. Seasonal housing is of concern to a community because of its irregular impact on the demand for municipal services. Especially when the seasonal units outnumber the year-round units. The relatively large number of seasonal units in Fayette should be of concern to town officials because of the impact the people using these units can have on the environment and all manner of public services and facilities.

A great deal of thought and maybe some rethinking should be done concerning Fayette's seasonal properties and their impact not only on the economy and tax base, but to their impact on the environment.

Fayette's Shoreland Ordinance plays an important part in protecting the water quality of the lakes and ponds, but it should be reviewed and updated on a regular basis to insure that the impact of this growth is not adversely affecting the water quality which is one of Fayette's greatest natural resources.

A majority of respondents to the Growth Management Survey (57%) would like to see slower seasonal housing growth than was present in the last 10 years.

TRANSPORTATION

Introduction

The purpose of this section is:

- a. to identify and profile Fayette's roads and transportation systems in relation to their extent, capacity, and use;
- b. to assess the adequacy of those systems in handling current use demands;
- c. to predict whether transportation improvements will be needed to adequately accommodate the use demands of the projected population;
- d. to describe Fayette's major parking facilities and assess whether improvements will be needed to adequately accommodate the needs of the projected population and economy.

Road Inventory and Use

The transportation network in Fayette consists of approximately 45 miles of local and State maintained roads. State Route 17 extends from the Readfield town line in the southeast corner of town to Livermore Falls town line in the northwest corner of town. While Fayette does all the maintenance work on the roads in town, the State pays for the necessary work on Route 17 and the Mosher Pond Road.

The following table lists all publicly maintained roads in Fayette by mileage, maintenance responsibility (State or local), classification (arterial, collector, local), surface (paved or gravel), and general condition (good, fair, poor).

Figure II.D.1 Publicly Maintained Roads in Fayette

ROAD NAME	LENGTH	MAINTENANCE	CLASS	PAVED	CONDITION
Ma Hutchinson Rd.	.90	Local	Local	Gravel	Poor
Baldwin Hill Rd.	2.15	Local	Local	Paved	Good
Bamford Hill Rd.	1.70	Local	Local	Paved	Poor
Bamford Pond Rd.	.80	Local	Local	Gravel	Poor
Bog Rd.	1.40	Local	Local	.4 Paved	Poor
Campground Rd.	1.55	Local	Local	Paved	Fair/Good
Charles Ham Rd.	.15	Local	Local	Paved	Fair/Good
Clyde Wells Rd.	.08	Local	Local	Paved	Fair
East Rd.	1.35	Local	Local	Paved	Fair
Echo Lake Rd.	2.50	Local	Local	Gravel	Fair
Fayette Corner Rd.	.20	Local	Local	Paved	Fair
Fayette Ridge Rd.	1.30	Local	Local	1/2	Fair/Good
Fulsom Rd.	.05	Local	Local	Gravel	Fair/Good
Gail Rd.	.15	Local	Local	Gravel	Fair/Good
Gile Rd.	1.00	Local	Local	Paved	Fair/Good
Jackman 's Mill Rd.	.90	Local	Local	Paved	Fair
Limberlost Rd.	.10	Local	Local	Paved	Fair
Lovejoy Shores Drive	1.70	Local	Local	Paved	Fair/Good
Maple Lane	.10	Local	Local	Gravel	Fair
Moose Hill Rd.	.85	Local	Local	Paved	Fair/Good
Morris Springer Rd.	.10	Local	Local	Paved	Fair
Mother Pond Rd.	2.0	State	Collector	1/8 Paved	Good/Poor

North Rd.	1.70	Local	Local	Paved	Fair/Good
North Wayne Rd.	1.35	Local	Local	Paved	Fair/Good
Norton Rd.	.80	Local	Local	3/4 Paved	Fair/Good
Oak Hill Rd.	.60	Local	Local	Gravel	Good
Palmer Rd.	.30	Local	Local	Gravel	Fair
Philip Davis Rd.	.15	Local	Local	Gravel	Poor
Richmond Mill Rd.	1.60	Local	Local	Paved	Fair
Route 17	8.04	State	Arterial	Paved	Fair/Good
Russell Rd.	.20	Local	Local	Paved	Fair/Good
Sandy River Rd.	2.70	Local	Local	Paved	Poor/Fair
South Rd.	1.75	Local	Local	Paved	Fair
South Rd Ext.	.45	Local	Local	Gravel	Fair/Good
Tobin Rd.	.70	Local	Local	Gravel	Fair
Tom Surrey Rd.	.35	Local	Local	Gravel	Good
Watson Heights Rd.	2.50	Local	Local	Paved	Good
West Rd.	.80	Local	Local	Paved	Fair
Total Road Mileage	45.12	9.74	Gravel		

Figure II.D.2 shows the average daily traffic count as of 1996, the most recent year for which data is available. There are no figures available from State sources regarding the design capacity of the roads in Fayette.

Figure II.D.2 Average Daily Traffic Count

Road	Average Daily Count
Rt # 17, East of Twelve Corners	1740
Rt # 17, South of Echo Lake Road	1610
Rt # 17, Fayette Mills Bridge	1990
Bamford Hill Road	160*
Campground Road	450*
Echo Lake. Road	100*
Jackman Mills Road	500*
Chesterville Ridge Road	410*
North Wayne Road	440*
Sandy River Road	270*
South Road	130*

Source: MDOT, Traffic Div. *=Preliminary Figures, not confirmed

Route 17 is the most heavily traveled route in Town. This road is used by people driving to and from Augusta, collecting traffic from the Towns of Jay, Livermore Falls, Chisholm and people traveling on Route 2. The other roads in town are used primarily by town residents to get to and from home. It's interesting to note that two of the most used roads, Chesterville Ridge and Jackman Mills Roads, tie the north end of Town to Route 17, and these are two are among the ones most needing repair.

Road Planning Implications and Recommendations

The MDOT's traffic surveys are a good indicator as to the major traffic flows in town, and should be used as a tool for future maintenance and design. As the road network of a town is used for all manner of transportation, including commuting to and from work, and the commercial transport of goods, emergency vehicles, and

tourism, it is imperative that this network be kept in the best possible condition. See Section II.E: Public Facilities & Services for more information on this subject.

Road maintenance activities should include minor repair of roads and maintenance of roadside ditches and culverts. Roadside brush reduces sight distances at curves, intersections and driveways. Uncleared growth leaning over the pavement moves travel lanes to the center of narrow roads. Overgrown ditches pose a hazard to motorists and clogged culverts hamper snowplow operations and hasten the deterioration of the road surface resulting in costly repairs. All of these factors create hazards to motorists and road crews and represent potential legal liability for the Town.

The respondents to the Growth Management Opinion Survey expressed general satisfaction with snowplowing, bridge maintenance, and sanding and salting. A less favorable response was received for potholes and repair (poor: 33%), grading of gravel roads poor (29%), ditch and culvert maintenance (poor: 22%) and roadside brush control (poor: 32%) but none of these negative opinions were held by a majority.

The maintenance and repair of roads has been and will continue to be a very expensive task. The public works maintenance activities and related costs constituted 22% of Fayette's 1993 budget. As this is such a large portion of the municipal budget, proper planning is needed to ensure the continued maintenance of this important resource.

A long range road maintenance and paving program should be developed. With 37 miles of local roads and the present cost of paving approximately \$ 35,000 per mile, that would amount to \$ 1,295,000. At the present rate of paving 1 mile per year, the cycle would take 37 years to complete, and the roads would deteriorate worse than they are now, and cost more to maintain and prepare for paving.

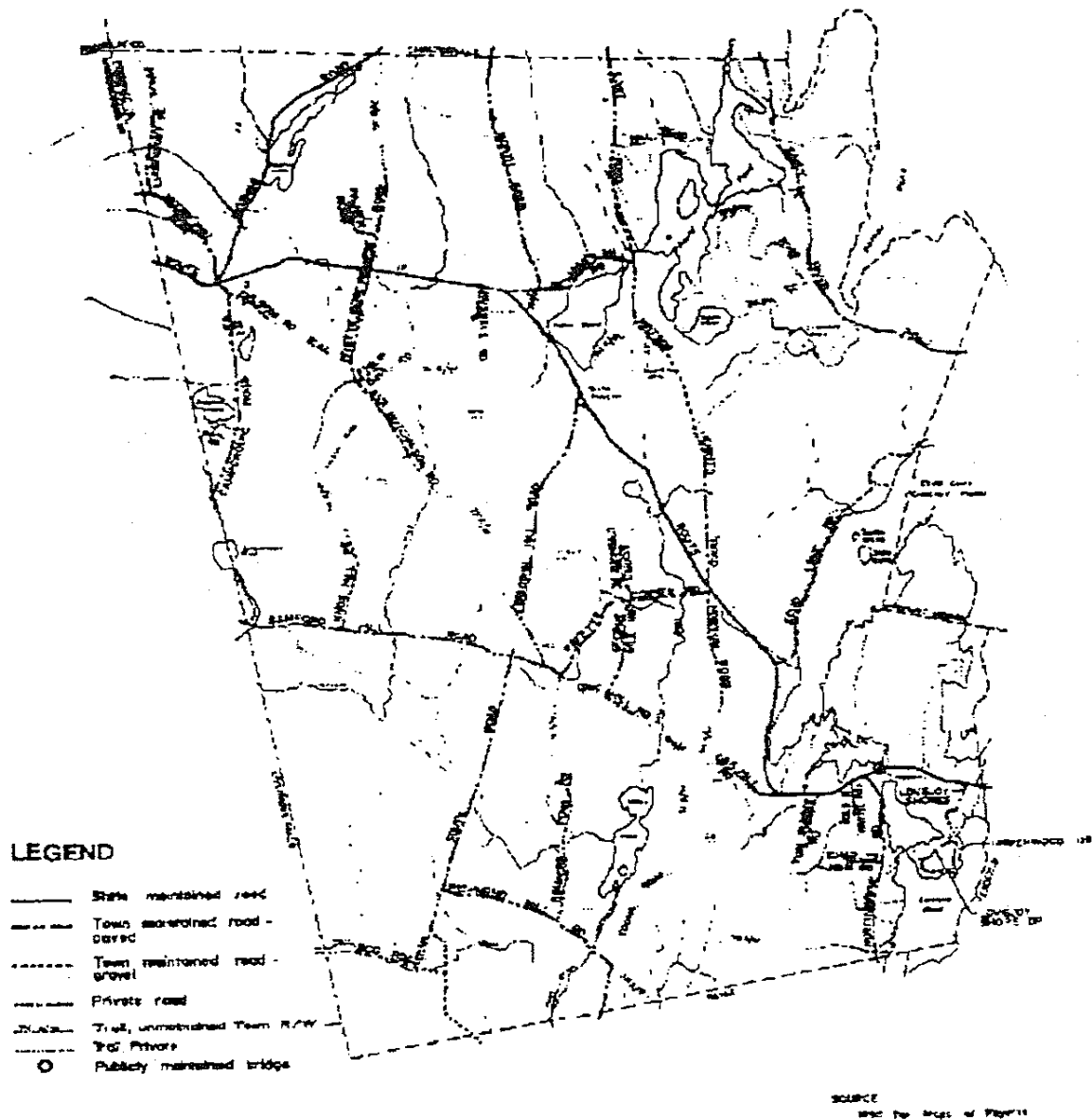
In recognition that a large number of people live on Fayette's gravel roads, consideration should be given to the need for continuous maintenance of these roads, and the eventual paving of them, if desirable. While the initial paving of a road *is* expensive, the costs will be recouped in the long run by reducing the amount of money expended on annual maintenance. Paving these roads would also decrease erosion and nutrient laden run-off, a primary contributor to the degradation of water quality in area lakes and streams.

Fayette has many unmaintained roads with questionable Town responsibilities, respondents to the Growth Management Opinion Survey favored (47%) examining each of Fayette's unmaintained roads and deciding on appropriate action on a case by case basis. These unmaintained roads are a general liability to the Town and just ignoring them may be a problem.

Sidewalks and Footpaths

According to members of the Comprehensive Plan Advisory Committee, there are no sidewalks or public walking paths located in the Town of Fayette. The possibility of constructing sidewalks between the Fayette Central School and the Underwood Memorial Library on Route 17 to increase the safety here *has* been discussed, but no official action has yet been taken.

Sidewalks are not an important concern of Fayette at this time with the exception of between the school and library. Of the respondents to the Growth Management Opinion Survey 29% felt that pedestrian and bicycle safety in town was poor. The survey did not address the particular problem between the school and library.



Transportation

Growth Management Map

Town of Fayette, Maine

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PUBLIC FACILITIES AND SERVICES

Introduction

The purpose of this section is:

- a. to identify and profile the Town's public facilities and service systems in terms of their extent, capability, and use;
- b. to assess the adequacy of those systems in handling current use demands;
- c. To predict whether public facility or service improvements will be needed to adequately accommodate the use demands of the projected population.

Public Works

Public Water Supply

There is no public water supply in the Town of Fayette. All water is supplied by individual wells and surface waters.

At this time this is adequate to meet the needs at Fayette's residents. A public system, because of the spread out population, has neither been necessary nor economically feasible in the past. In light of this fact, it is recommended that the Town protect its ground water resources as Fayette relies on this source for all its water needs.

Public Sewage Collection and Treatment

There is no public sewage system in Fayette. Each home, business, and/or municipal building has an individual septic system.

A public system would not be realistic due to the spread out nature of the town. As there is no public system, and considering the potential for faulty septic systems to contaminate ground and surface water, it is recommended that the Town of Fayette require the periodic inspections of all known faulty and substandard septic systems.

Solid Waste Management

The Town of Fayette has an agreement with the Town of Jay to use their existing landfill for a contract price per year. Fayette also has a contract with Sawyer, which they have not used but keep as a back-up alternative. 64% of respondents to the Growth Management Opinion Survey favored some form of recycling in Fayette. It is difficult for small communities to make a profitable venture of recycling. Therefore Fayette should try to coordinate its recycling effort with adjacent communities which face similar inefficiencies of scale.

Solid waste management is becoming an increasingly urgent matter nationally as well as in Maine and Fayette. Town officials and volunteers have searched for an appropriate and affordable answer to this vexing problem for several years as prices, philosophy and technology have changed. A number of potential solutions are currently being studied by the Recycling and Solid Waste Committee. In 1991 Fayette adopted a Solid Waste Ordinance, to try and cope with some of these problems.

As the population continues to grow, the amount of waste generated will also grow. According to a study done by Wright-Pierce in December of 1989, Fayette will generate 291 tons of solid waste in 1990 and 491 tons in 2010: a 69% percent increase.

Storm Water Management

A storm water management system is important to the protection of surface water quality. A properly managed system can significantly lower phosphorus concentrations in runoff, a prime contributor to water quality degradation.

The Town of Fayette has no official storm water management program at this time, but follows the State's BMP's (Best Management Practices). There are drainage ditches along roads and on some private property. The maintenance of these ditches is addressed in the Transportation inventory section.

Public Works

The Public Works Department (road crew) consists of three full-time and several part-time employees. The responsibilities of the department include the maintenance of all town roads (summer and winter) and the maintenance of all town equipment and the town garage.

The following heavy equipment is owned by the Town for road maintenance

(1) 1995 Dump Truck	(1) 1992 John Deere Backhoe/Bucket Loader
(3) 1984 Dump Trucks	(1) Sand and Gravel Screen
(1) 1979 Dump Truck	(6) Sanders
(1) 1992 1T. 4x4 Dump Truck	(1) Road sweeper
(1) Farmall Super C w/sickle bar	(2) Chain Saws
(1) 1975 120 Grader	(1) Wood Chipper
(1) 1986 544 Bucket Loader	(1) 220 Honda Generator

The major concern of the Town is the upgrading of present roads. The maintenance building, located adjacent to the Town Office on Route 17, is 38 by 50 feet built in 1977. It is constructed on a concrete slab with a steel frame and corrugated metal roof. The building has three vehicle bays, an office for the Public Works Foreman and limited overhead storage. The building is in generally good condition, though an addition may be needed in the future for the storage of additional equipment.

Currently, Fayette's public works department is in good condition. The majority of the heavy equipment has been purchased within the last 10 years and adequately meets present needs, however there are several items that will be needed in the near future these are:

1. A Bull Dozer
2. A Cover for the Salt and Sand Storage Area

As these items are necessary in maintaining the safety of the roads in Fayette and the water quality of the Town, it is recommended that the Town incorporate the expected costs into its Capital Improvement Program.

Public Safety

Police Protection

The Town of Fayette relies mainly on the State and County Police forces for police protection. Town constables are appointed to help with minor disturbances in the town and duties have included issuing papers, acting as election warden and responding to local complaints. Emergency communication is handled by the Winthrop Police Department by contract.

Only 27% of responders to the Growth Management Survey expressed dissatisfaction with the existing police protection. But as the population of Fayette continues to increase, the demand for police protection will also

increase. The current level of protection *is* adequate during the winter months, but during the summer, with a large increase in the population, there may be a need for better coverage.

Areas of Town also have a problem with roadside parking and obstruction of traffic by vehicles of all kinds, though mostly commercial. Vehicles, including cars, large trucks and industrial vehicles are frequently parked on roads in such a manner as to obstruct normal and free traffic flow. Sight distance *is* severely restricted through visual obstruction creating a significant health hazard to the public as well as to the owners of the parked vehicles. Vehicles of various kinds are often carelessly parked for lengthy periods on road edges, in ditches, at culvert ends, and on road back slopes. This causes damage and deterioration to the edge of pavement, crushes culvert openings restricting and diverting drainage flow, blocks, diverts, and otherwise alters proper road ditch functions, and disturbs soils and vegetation causing erosion and functional and aesthetic deterioration of roadside slopes.

These activities present serious, hazardous and unhealthy situations to townspeople and the motoring public. They create undesirable environmental problems requiring correction and restitution, and cause the Town road crew unnecessary work thereby expending taxpayer dollars needlessly and inefficiently.

Fire Protection

The Fayette Fire Department consists of a volunteer chief and 22 active volunteer firemen that meet on the first Monday of each month at the Fire Station on Route 17.

From June 1, 1995 to June 1, 1996, the Department handled 19 fire and rescue calls and 14 mutual aid calls. This amount was slightly less than the year before with only 2 chimney fires.

The Department's major equipment consists of the following:

- | | |
|------------------------|-----------------------------|
| (1) 1993 Engine Tanker | (1) 1978 4x4 Forestry Truck |
| (1) 1987 Tanker | (1) 1977 Mack Pumper |
| (1) 1974 FWD Pumper | |

The Fayette Fire Department is an Incorporated Volunteer Fire Department, funded by local property taxes.

The fire house located in Fayette Mills on route 17, was constructed in 1960, with an addition built in 1974. The current building is 36 by 60 feet, built on a concrete *slab* with two vehicle bays. The building is used exclusively by the fire department.

Current needs at the station include a water supply and moving the furnace and chimney to an out building. There is also concern as to whether the building will be able to accommodate larger equipment in the future.

The Fire Chief is elected each year during annual Department elections.

Fayette's Fire Department is assisted by several other town fire departments: Wayne, Readfield, Mt. Vernon, Vienna, Manchester and Livermore Falls.

The volunteer fire department is faced with a number of concerns regarding its equipment, facilities and ability to adequately protect outlying areas of the community.

The growth rate of Fayette is far outpacing the repair and replacement rate of old equipment making it increasingly difficult to reach all residents as quickly as the Fire Department would like. All the fire trucks are presently in good condition, however, three of the five trucks are quite old and could need replacement at any time.

Recruitment poses a big problem for Fayette due to work schedules and the time required for training. Frequent new safety laws and mandates for new firefighter safety equipment are putting a heavy burden on small towns. Current equipment mandated by the State amount to about \$2,100 per firefighter.

The fire station, while serving current needs, may need to be enlarged to handle larger equipment in the future

A better water supply for the Town of Fayette is also a concern of the Fire Department, along with better public education regarding fire safety and prevention. The water supply consists of area lakes and ponds but these are often out of range of fires.

Increased growth in the town will also increase the demand for fire protection. Although only 11% of respondents to the Growth Management Survey expressed dissatisfaction with existing protection, 58% of survey respondents favored considering additional fire protection. Anticipation of future needs is vital in insuring this protection.

Emergency Rescue

The Town of Fayette does not have an ambulance service of its own, but contracts for service from the Winthrop Ambulance Service in Winthrop, Maine. It is a public ambulance company servicing Winthrop, Fayette, Readfield, Wayne, and Mt. Vernon. This service is funded by the town at an assessment rate based on the per person for each town served. The maximum time it takes for an ambulance to reach Fayette has been 21 minutes, but the average time is 16 minutes.

The hospital most used is the Kennebec Valley Medical Center in Augusta approximately 20 miles away. Other area hospitals include the Franklin Memorial Hospital in Farmington and the Central Maine Medical Center in Lewiston.

The existing system apparently adequately serves the current needs of Fayette. Only 21 % of the respondents to the Growth Management Survey expressed dissatisfaction with the service. This conclusion does not lead to any planning implications at this time.

Public Education

Primary School

Grades K-5 go to the Fayette Central School in Fayette which is a Community School. It was built new in 1996 on the site of the old school that was built in 1960. This school is used by Fayette students only and has a student capacity of 125. The Fayette Central School is a one story, seven classroom school, with a library and gymnasium/ cafeteria. It employs four full-time and one part-time teacher, a principal and part-time superintendent. Enrollment as of May 1996 was 70 students which has grown from 60 in 1987.

Secondary Schools

Fayette tuitions their students from grades 6 - 12, as of May 1, 1996 the number of tuition students were 116. They have their choice of attending Jay, Kents Hill, Maranacook, Readfield, Winthrop or S.A.D # 36. Fayette provides bus transportation to and from these schools, with eleven bus routes. These buses are in good condition.

This arrangement with neighboring school systems appears to be working fine and may be a benefit to Fayette in attracting new families, because of the array of choices.

Health Care

There are no health care facilities in Fayette, however there are numerous and adequate facilities in nearby towns.

There are several area hospitals used by the people of Fayette: Kennebec Valley Medical Center in Augusta, Franklin Memorial Hospital in Farmington, Osteopathic Hospital in Waterville and Saint Mary's Hospital and Central Maine Medical Center both in Lewiston.

The clinics available are: the Family Medicine Institute in Augusta, the Family Planning Center in Augusta, the Dr. Russell Medical Center in Leeds, the Winthrop Area Medical Center in Winthrop, The Clinic in Lewiston, The Health Center in Auburn, and the Rural Health Center of Maine, Inc. in Augusta. Two Human Services offices are located in the Fayette area: the Western Maine Family Health Center in Livermore Falls and the Kennebec Valley

Regional Health Agency in Augusta. There are also a number of counseling centers, senior citizen homes, physicians, dentists, and other doctors in the towns surrounding Fayette.

Cultural Facilities

Libraries

The Underwood Memorial Library is located on Route 17 in an old school house near Fayette Mills just before the elementary school. The old school building, turned into a library in 1958, is made of wood clapboards with asphalt shingles. There are currently approximately 12,000 volumes available to the public. It is staffed by seven volunteers, who receive a meager stipend for their services.

The winter hours are: 9 - 11:30, 12:30 - 4, and 5:30 - 8 on Wednesdays. Summer hours are: 6 - 9 p.m. Mondays and Wednesdays, 9 - 12:00 a.m. Tuesdays and Thursdays, and 2 - 4 p.m. Wednesdays.

The Underwood Memorial Library which is owned by the Town, is in need of repairs and paint inside and out, replacement or repair of the metal ceiling, and plumbing, and more parking area. The building sets close to Route 17 with limited parking almost on the pavement.

The building is also running out of space and cannot keep up with the increase in the number of books being added. More shelves are needed and a new addition has been talked about.

The problem of expanding the building or parking area, or adding plumbing is that the building has no land to expand.

Other Cultural Facilities

The Fayette Historical Society has been in existence for ten years. It is currently working on a small room in the Starling Grange Hall to hold all material concerning the history and way of life in Fayette. It was formed by interested citizens rather than by town vote.

Members of the community would also like to see the Starling Grange Hall (municipal owned) used for town activities such as public suppers and plays. The building is in need of painting, cleaning, plumbing and the site needs additional public parking. In 1992 the Town received a grant to rehabilitate the grange hall. A foundation was put under the building, windows retrofitted, plumbing installed, and the interior and exterior repaired. There still is no sewerage system or parking because of lack of land. The process is underway to have two abutting parcels donated to be used for septic and parking.

Other Municipal Facilities And Services

Municipal Government

Local government in Fayette includes the following boards and positions:

1. Town Meeting

The annual Town Meeting is the highest legislative body within the Town. All decisions concerning the annual Town budget are made at this meeting. Proposed zoning ordinances and development policies

are also decided here. Special Town Meetings are possible if important decisions must be made in between the regularly scheduled meetings (if selectmen decline to hold a special Town Meeting, a petition with the signatures of 10% of those who voted in the last gubernatorial election is required to force a special town meeting). The annual meeting is held on the second Saturday in June at the elementary school gymnasium.

2. Board of Selectmen / Tax Assessors / Overseers of the Poor

This body, with the aid of the Town Manager is responsible for implementing and administering the budget set forth by the voters at the Town Meeting. The Board consists of three members elected at the annual Town Meeting. Each member serves a three year term with one member elected each year. All meetings, held at the Town Office on every second Monday, are open to the public. The selectmen also serve as tax assessors and the overseers of the poor.

3. Town Manager / Road Commissioner / General Assistance Administrator

The Town Manager is charged with carrying out the day to day administrative duties assigned by the Selectmen. There is only limited authority attached to this position, granted by the Board of Selectmen. The town manager also serves as the road commissioner and general assistance administrator.

4. Planning Board

The Planning Board consists of five members and two alternates appointed by the Board of Selectmen for indefinite terms of office. This Board is charged with reviewing proposed developments and subdivisions and buildings in shoreland areas, and renders decisions on these proposals.

5. Board of Appeals

The Board of Appeals is empowered to hear appeals of decisions made by the Planning Board and Code Enforcement Officer, and may grant variances to existing codes and ordinances. Only aggrieved parties may appeal to this Board. This includes abutting property owners to a proposed development and applicants themselves. Others may be eligible to appeal, however the right to stand before the Board must be granted by the Board.

6. Board of Assessment Review

This Board is comprised of three members appointed by the Board of Selectmen, and is assisted by the Assistant Tax Assessor. This Board hears appeals and makes rulings of the Tax Assessors decisions (with the exception of tree growth properties).

7. Town Clerk/Town Treasurer/Tax Collector/Secretary(Bookkeeper)

These are hired positions and they are appointed by the Board of Selectmen for an indefinite period of time, and may be held by one or more persons. Duties include keeping records of births, deaths, and marriages, issuing hunting and fishing licenses, recreational vehicle licenses, ATV'S, snowmobiles, boats), and dog licenses. Other duties include bookkeeping, investing town funds, and initiating lien procedures.

8. Code Enforcement Officer/Plumbing inspector

This is an appointed position by the Selectmen whose duties include the enforcement of town codes, building, subdivision, land use, shoreland zoning, etc.), state plumbing code, issuing warnings and notices of violations, and collecting fines and fees.

9. Road Commissioner (Town Manager)

This position is appointed by the Selectmen for a period of time by contract. Duties include overseeing all aspects of the Town Highway Garage, road crew and equipment. He/she also works with the Road Foreman to determine road repairs and improvement schedules.

10. Finance Committee (Budget Committee)

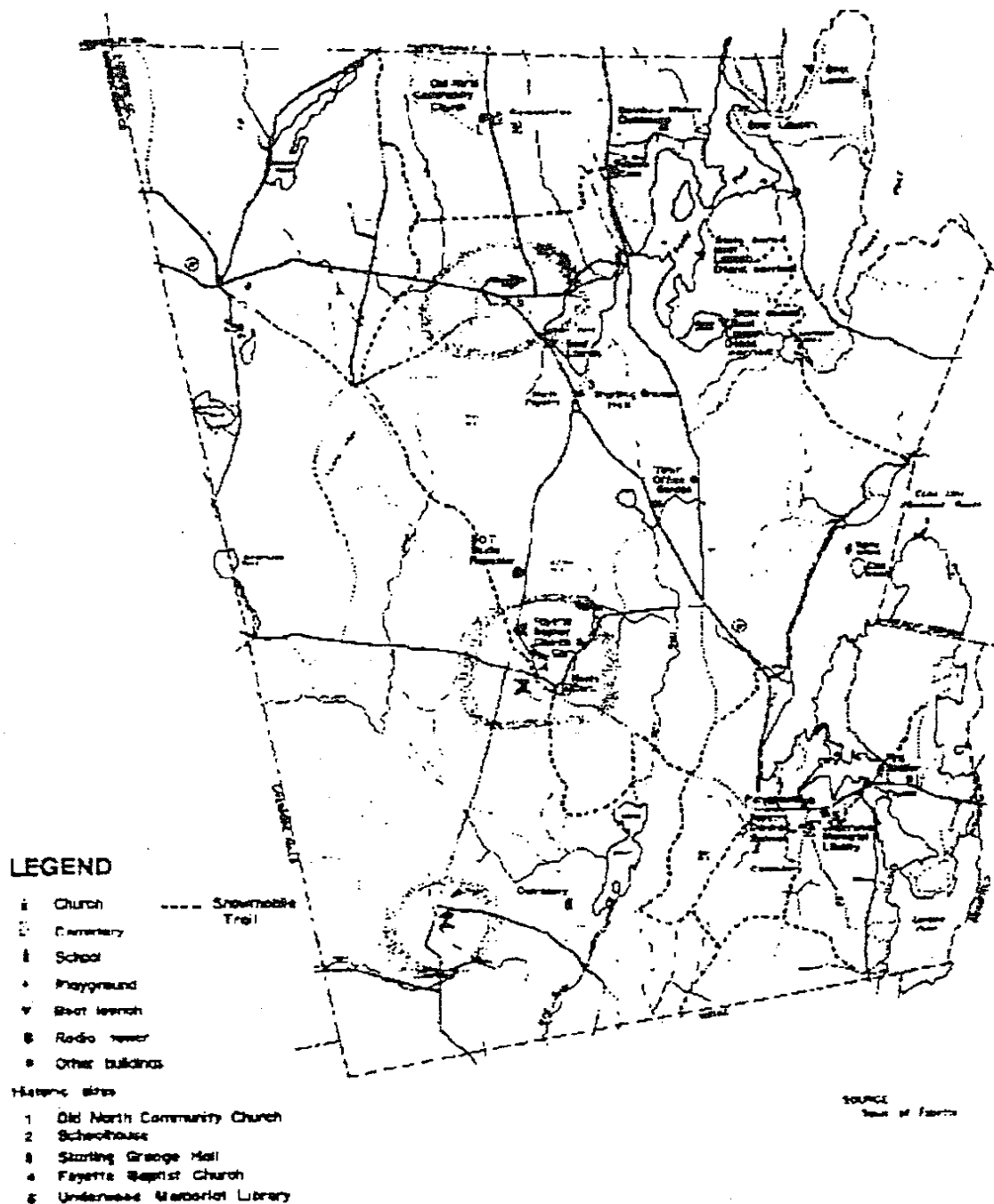
The Finance Committee was voted into existence at the 1990 Town Meeting. There are seven committee members and two alternates. This committee works on the town budget and makes recommendations to the Selectmen and the Town. Previously the Selectmen drew up the annual budget which was then reviewed by residents at the Budget meeting. The Annual Report then listed the Selectmen's and the Budget Committee's recommendations.

Town Office

The Fayette Town Office is located on Route 17. This building was built in 1982 and houses all functions of municipal government. The facilities offered include two meeting rooms, a large basement, with office and kitchen area, and two fire proof vaults for town records, one complete and one incomplete. This building is also used for small meetings such as Planning Board and Selectmen meetings.

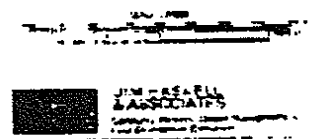
Other Services Not Provided by the Town

1. The Help Your Neighbor Fund: this is concerned with helping those in need throughout the community. This includes fire victims, the poor and the ill. Fund raising is done through donations, dances and raffles. When needed the Grange Hall is used to store donated items until they are needed.
2. The Home and School Association: this is concerned with sponsoring extra- curricular activities for the children. Funding is from bake sales, raffles, etc.
3. Ladies Missionary Group of the Fayette Baptist Church
4. Fire Department Auxiliary: the Auxiliary was formed to help the people and firemen during emergencies, such as fires, floods, and general emergencies.



Public Facilities, Historic Sites, Recreation

Growth Management Map Town of Fayette, Maine



RECREATION

Introduction

The purpose of this section is:

- a. to identify and profile Fayette's major open space areas, major public and private recreational facilities, and public access points to surface waters in terms of their characteristics and use;
- b. to assess the adequacy of existing open space areas, recreational facilities, and public access points in handling current use demands;
- c. to determine whether additional open space areas, public access points, or recreational facility improvements will be needed to adequately accommodate the use demands of the projected population,

Open Spaces And Outdoor Recreational Facilities

Open spaces and public parks serve a vital function in a community. They ensure that the public has adequate opportunity to enjoy the outdoors. Such areas can provide safe areas for children to play, areas for local functions, and act as open space, providing aesthetically pleasing natural environments.

The Fayette Central School is the location of the only playground in town. Recreational facilities include the gymnasium for basketball, volleyball, etc.; an outdoor basketball court, a softball field, a playground, and a small multi-use field. This outside area is adequate for use by the school but lacks sufficient space and facilities for use by the general public. The total acreage of this area is 0.5 acres. This area is also used by Little League baseball during the summer months.

The Rainbow Riders Snowmobile Club offers the use of local trails for members. There are currently 21 member families, and new members are always welcome. The principal activities of the club include snowmobiling, cross country skiing and trail maintenance. Meetings are held once or twice per month during winter months at the club house on David Pond.

The Starling Grange Hall has occasionally been rented out for dance groups and used for public meetings and functions.

There are other public recreational facilities located in town. If residents desire access to such facilities, they have to travel to Augusta, Livermore Falls, or Lewiston.

Other than the play areas associated with the Fayette Central School, there are no outdoor recreational facilities in town. Some interest has been expressed in developing such an area, but little official action has taken place to date.

The Maine State Comprehensive Outdoor Recreation Plan (SCORP) recommends that all towns have an active Parks and Recreation Committee to examine and promote those recreational activities desired by the town.

SCORP recommends the following facilities be available to the residents of towns with a population under 1000:

- a. Summer swimming instruction;
- b. Community wide special events;
- c. A community recreation area between 12 and 25 acres in size offering ball fields, basketball courts etc.;
- d. A multi-purpose playground; and
- e. School facilities, including a gymnasium for use by the general public

It must be kept in mind that the above standards are only recommendations and towns are not required to adhere to them. However, given Fayette's projected population, the Town should consider developing a strategy to meet the recommended standards.

Costs for establishing a public recreation area will depend on the current real estate prices in the area. The State Office of Comprehensive Planning estimates that to develop an adequate recreation area for a town with under 1000 people an average of \$ 16,000 per acre is necessary (for a park between 1 and 5 acres).

Figure II.F.1 SCORP Recommended Recreational Facilities/Opportunities for Municipalities with a Population Under 1000

Service/Facility	SCORP		
	Existing	Recommended	Need
Parks and Recreation Committee	No	Yes	Yes
Summer Swimming Instruction	No	Yes	Yes
Community Wide Special Events	Yes	Yes	No
Public Beach/Picnic Area	Yes	Yes	No
Community Recreation Area	Yes	Yes	No
Multi-Purpose Playground	Yes	Yes	No
School Facilities/Gymnasium for use	Yes	Yes	No

By The General Public

Public Access to Surface Water

Because of the recreational opportunities offered by the town's several lakes and ponds, including fishing and boating, it is important to ensure that the public continues to have access to those resources. Access to surface waters has been guaranteed by the State Legislature.. State Law provides that, "No person on foot shall be denied access or egress over unimproved land to a great pond except that this provision shall not apply to access or egresses over the land of a water company or a water district when the water from the great pond is utilized as a source for public water" (Title 17, MRSA d 3853-A). However, this does not allow people the right to engage in activities on the shore without the permission of the land owners

Fayette has five areas offering access to lakes or ponds:

- Basin Pond: This pond has a State access with 100 foot of water front. Access is by foot only for hand carried boats. The Patten Corporation deeded 57 acres to the Town with a conservation easement allowing people to walk the entire perimeter for the purposes of fishing.
- David Pond: This pond also has a State owned undeveloped access site with 160 feet of water front. As with Basin Pond, access is by foot only and the area is suitable for low intensity use.
- Tilton Pond: It has a gravel boar ramp with four parking spaces. This area is owned by the Town and is available to all area residents. This area has grown up over recent years but the ramp is still accessible by automobile. The Town also owns approximately 100 feet of frontage off Jackman Mills Rd., this is an undeveloped grownup lot.
- Lovejoy Shores: This pond has an undeveloped site owned by the Town with 100 feet of shore frontage.

One of the major recreation objectives of Fayette is the acquisition and development of a public beach and picnic area. While some research has been done regarding the availability of suitable land, thus far no official action has been taken by the Town.

Other Recreation Opportunities And Facilities

Other activities include active organizations of Boy Scouts, Girl Scouts, Cub Scouts, and 4-H Clubs. These organizations are staffed by volunteers with funding assistance from their parent organizations. Any additional funds needed are raised by the groups themselves through activities such as door to door sales and raffles. The Rainbow Riders are the local snowmobile club; part of their funding comes from the Town's share of snowmobile registrations.

WATER RESOURCES

Introduction

The purpose of this section is:

- a. to profile Fayette's significant water resources in terms of their extent, characteristics, and quality;
- b. to predict whether the quantity or quality of these significant resources will be threatened by the affects of future growth and development and;
- c. c. to assess the effectiveness of existing measures to protect and preserve significant local water resources.

Surface Waters and Surface Water Drainage

Watersheds

The surface water drainage patterns for in the Town of Fayette consist of five major watersheds; Hales Pond, Parker Pond, Echo Lake, Meadow Brook, Mosher Pond Watersheds and numerous smaller watersheds which drain into them. The nature and extent of the surface waters and surface water drainage system in Fayette are shown on the Natural Resources map at the and of Section ILH: Critical Natural Resources and are described in Figure II.G.2 of this Section.

Tilton Pond and David Pond flow into Parker Pond which is primarily in the Town of Chesterville. From there the water drains into Taylor Pond, Echo Lake, Lovejoy Pond, Pocasset Lake and Androscoggin Lake in the Town of Wayne, finally emptying into the Androscoggin River Watershed.

Echo Lake Watershed is clearly the most highly developed area in the Town of Fayette with Taylor Pond, Echo Lake, Lovejoy Pond and several unnamed tributaries draining into it. The total drainage area for Echo Lake is 42 square miles.

David Pond runs into the Parker Pond Watershed along with Tilton Pond, Basin Pond, Cranberry Pond, Parker Pond and several unnamed streams. The Parker Pond watershed has a total drainage area of approximately 12 square miles.

Burgess Pond, Mosher Pond and some unnamed streams drain into the Mosher Pond Watershed with Meadow Brook, School House Pond and Scott Brook draining into the Meadow Brook Watershed.

In recognition of the fact that activities within a watershed may affect to quality of surface water great distances away, the development of both local and regional policies are necessary to ensure the continued quality of these resources.

Freshwater Wetlands

Wetlands in Fayette have been inventoried and mapped based on the medium intensity soils survey conducted by U.S. Department of Agriculture, Soil Conservation Service, by inventories conducted by the Maine Department of Inland Fisheries and Wildlife, and most recently by the Maine Department of Environmental Protection.

Figure II.G.1 Classification of Wetlands in Fayette

Wetland Numbers	IF & W Classifications
24	Inland Open Fish Water Bog
25	Inland Deep Fresh Marsh
25A	Unclassified

26	Inland Shallow Fresh Marsh
27	Unclassified
28	Unclassified
29	Shrub Swamp
30	Unclassified
34	Unclassified
35	Unclassified
36	Shrub Swamp
37	Unclassified
38	Unclassified
39	Unclassified
40	Unclassified
41	Bog
42	Unclassified
43	Wooded Swamp
44	Unclassified
45	Unclassified
46	Unclassified
51	Unclassified
52	Inland Shallow Fresh Marsh
55	Shrub Swamp
54	Unclassified
55	Unclassified
56	Inland Shallow Fresh Marsh
57	Inland Shallow Fresh Marsh
58	Inland Shallow Fresh Marsh
59	Unclassified
60	Unclassified
62	Unclassified
63	Unclassified
64	Unclassified
65	Bog

The spatial distribution and relative size of the various fresh water wetlands occurring within the Town of Fayette are shown on the Natural Resources Map at the end of Section II.H: Critical Natural Resources. These areas represent wetlands as determined primarily from air photo interpretation. Using the State and Federal definition of wetlands, boundaries of mapped wetlands would likely expand and unmapped wetlands would be found if ground surveys were performed.

Development activities on or adjacent to freshwater wetlands are regulated by the State via the Natural Resources Protection Act (38 MRSA sec. 480). Wetland alteration is also regulated by the Federal Clean Water Act, which is jointly administered by the U.S. Army Corps of Engineers and the U.S. Environmental Protection Agency.

Wetlands are also considered wildlife habitat by the Maine Department of Inland Fisheries and Wildlife and are shown on the Fish and Wildlife Habitat Resource Map. Some wetlands mapped by the IF&W are regulated by the National Resources Protection Act.

The nature and extent of the major freshwater wetlands in Fayette are shown on the Natural Resources Map at the end of Section 11.H: Critical Natural Resources.

Because of their public importance, wetlands should be preserved and protected from adverse impact by regulation. Existing development and incompatible land use activities in identified flood hazard areas should not be allowed to expand and should be amortized for their eventual elimination, to the maximum extent feasible.

Lakes, Ponds, Rivers, and Streams

All of Fayette's ponds and lakes are listed in Figure II.G.1 along with their drainage areas, DEP water quality ratings and phosphorus allocation.

Seechi disk readings (a technique used to judge the transparency of lakes and ponds) are slightly above average for Maine lakes. Chlorophyll and TP levels are low indicating good to excellent water quality. Water quality appears stable over the past 12 years. Alkalinity is in the moderate range for lakes in Maine, and adequate buffering is present in the lakes so that acid rain impacts are not an immediate threat.

Figure U.G.2 Watersheds in The Fayette & Surrounding Towns

Lake Name	Midas #	Town	% of Watershed	Drainage Acres	Duality	F (lbs/ppb/yr)
Androscoggin	3836-1	Fayette Leeds Monmouth Wayne	1.0	103	Moderate/Stable	2.33
Basin Pond	5554-1	Fayette	100.0	88	Outstanding	1.98
Burgess Pond	5652-i	Fayette Livermore Falls	69.0 31.0	108	Moderate	1.08
Cranberry Pond	5606-1	Fayette	100.0	570	Moderate/Sensitive	3.79
David Pond	5666-1	Chesterville Fayette	18.0 82.0	1087	Moderate	13.09
Echo Lake	5814-i	Fayette Mt. Vernon Readfield	60.0 29.0 11.0	1835	Good	38.56
Hales Pond	5662-1	Fayette	100	2251	Moderate/Sensitive	15.76
Lovejoy Pond	5664-1	Fayette Readfield Wayne	32.0 50.0 18.0	773	Moderate/Stable.	16.71
Moose Hill Pond	5790-1	Fayette Livermore Falls	5.0 95.0	17	Moderate	0.22
Mosher Pond	5650-1	Chesterville Fayette Livermore Falls	7.0 81.0	2100	Moderate	14.81
Norcross Pond	5214-1	Chesterville Fayette	99.0 1.0	4	Moderate/Sensitive	.04
Parker Pond	5186-1	Chesterville Fayette Mt. Vernon Vienna	32.0 24.0 15.0 29.0	971	Good	15.87

Pocasset Lake	3824-1	Fayette Wayne	28.0 72.0	780	Moderate/Stable	16.11
Schoolhouse Pond	5674-1	Fayette Livermore Falls	81.0 19.0	491	Moderate/Sensitive	3.46
Taylor Pond	5668-1	Fayette Mt. Vernon	2.0 97.5	49	Moderate/Sensitive	0.74
Tilton Pond	5658-1	Chesterville Fayette	6.0 94.0	1393	Moderate/Sensitive	11.62
Unnamed Pond	8173-1	Fayette	100.0	469	Moderate/Sensitive	2.73
Unnamed Pond	8179-1	Fayette	100.0	578	Moderate/Sensitive	12.50
Unnamed Pond	8801-1	Chesterville Jay Livermore Falls	21.0	56	Moderate/Sensitive	.35

Source: Department of Environmental Protection

David Pond is managed for warm water fish. Largemouth and smallmouth bass, perch, pickerel and hornpout are the established species. An oxygen deficiency exists in the deeper parts (hypolimnion) of the pond by late summer. David pond has moderate water quality, but is sensitive to increased pollution. David Pond has a drainage area of 5.2 miles and a surface area of 284 acres. The average depth is 10 feet with a maximum depth of 36 feet. The transparencies of the water is slightly below average at fifteen feet. Phosphorus counts are considered moderate and total Phosphorus values are low to moderate (6 parts per billion in 1986) indicating good water quality. Continued monitoring with full seasons of data is necessary to predict water quality trends. Present water quality appears stable, with 1989 data supporting this statement.

Parker Pond has drainage area of 971 acres and is considered to have good water quality. The watershed of the pond is in the towns of Chesterville, Fayette, Mount Vernon and Vienna. This suggests the need for interlocal cooperation in the protection of the pond. Cottage owners, lake users and residents of the watershed should exercise caution to avoid harming the lake's water quality. This will become particularly important as development pressure in the Parker Pond watershed increases. Parker Pond had the best transparency reading in the early spring of 1984 (23 feet). This deep transparency reading indicates that the pond has exceptional water quality and has very low productivity during the spring. There was a decline in transparency in 1988 to 20.5 feet. This could be due to a new monitor or an increase in phosphorus concentration. Parker Pond is managed for landlocked salmon and brook trout. Fishing pressure has been very heavy on Parker Pond during the last few years, prompting some rule changes for the pond.

Lovejoy Pond's water quality is considered moderate with the ability to withstand an increase in phosphorus. Transparency is average in relation to other Maine lakes, except for a slightly below average reading in 1984. Total phosphorus counts were higher in 1986 than 1976, although transparencies were about the same at 16 feet. It is possible the higher value of TP in 1985 was in error. Complete seasons of transparency readings are more reliable than a single TP sample to compare seasonal fluctuations and water quality trends. The pond is managed for bass, perch, and pickerel.

Echo Lake has a surface area of 1061 acres with a maximum depth of 111 feet. Its total drainage area is 41.9 miles consisting of the towns of Fayette, Mount Vernon, and Readfield. The lake supports populations of lake trout and salmon, and brook trout are stocked occasionally. Transparency readings in 1980 were 20 feet and total phosphorus counts were 7 parts per billion. The deeper areas (hypolimnion) of the lake remain well oxygenated throughout the summer, and the lake experiences nearly two flushes per year. Echo Lake is listed as having good water quality.

Basin Pond is a 32 acre lake with a maximum depth of 106 feet and an average depth of 42 feet. This is one of three lakes in the state with a surface area of under 100 acres and a depth over 100 feet. The water quality of the lake is outstanding with secchi disk readings of over 44 feet having been recorded. The principal factor behind the exceptional water quality is the absence of development anywhere in the watershed. This pond is truly a very valuable natural resource that should be preserved in its present condition.

Cranberry Pond is a small, shallow, 17 acre pond with a large associated wetland. This pond is considered to be sensitive to increased phosphorus. 100 percent of the watershed is located in the Town of Fayette.

Tilton Pond is listed as having moderate water quality and is considered to be sensitive to degradation from increased phosphorus levels. The pond has a drainage area of 1,393 acres and has a phosphorous co-efficient of 11.62.

Hales Pond is also listed as being moderate/sensitive by the DEP. It has a drainage area of 2,251 acres and a phosphorus coefficient of 15.76.

Mosher Pond is listed as having moderate/sensitive water quality by the DEP. Its direct drainage area is 2,251 acres, 81 % of which lies in the Town of Fayette. The phosphorus coefficient for Mosher Pond is 14.81.

Burgess and Schoolhouse Ponds have moderate water quality and are sensitive to increased phosphorus. Their drainage areas are 108 acres and 49 acres respectively and have phosphorus coefficients of 1.08 and 3.46.

There is a direct relationship between land use and surface water quality because of the way precipitation flows into the drainage network. This relationship is most critical at the shoreland.

Shoreland vegetative cover provides an important filter for surface water runoff, critical habitat for riparian wildlife species, excellent outdoor recreational opportunities and important visual buffers. Shoreland areas should be designated as preferred open space. In addition to protecting the critical land and water interface, this designation has the potential of creating a linear open space network forming a natural framework for future growth.

Soil erosion is accelerated on steeper slopes which have had their vegetative cover removed or disturbed. The sedimentation or siltation of water bodies is a form of water pollution which has an adverse impact on both the quality and quantity of water supplies, on plant and wildlife habitat and on recreation opportunities. Erosion and sedimentation can be controlled and significantly reduced through accepted construction and land management practices, and following the BMP guidelines.

Appropriate erosion and sedimentation control practices and measures are described in the Environmental Quality Handbook, entitled "Erosion and Sedimentation Control for Developing Areas in Maine", published by the Maine Soil and Water Conservation Commission, Maine Department of Agriculture. The Maine Department of Transportation has another good handbook entitled " Best Management Practices for Erosion & Sediment Control."

Flood Hazard Areas

Floodplains are defined as areas adjacent to a river, stream, lake, or pond which can reasonably be expected to be covered at some time by floodwater.

The primary function of floodplains is their ability to accommodate large volumes of water from nearby overflowing channels and dissipate the force of flow by reducing the rate of flow through a widening of the channel.

Floods are generally classified as either Intermediate Regional Floods or Standard Project Floods. Intermediate Regional Floods are floods which occur once every 100 years on average, while Standard Project Floods are major floods caused by a combination of severe meteorological and hydrologic conditions and are the most severe floods likely to occur.

Since flooding only occurs periodically, flood prone areas have high value as open space and for outdoor recreation involving minimal development. Many flood prone areas have highly fertile soils and thus can be used for productive agriculture without interfering with their emergency overflow capacity.

Intensive urban development on floodplains and flood prone areas can increase the severity of floods and cause flooding of previously unaffected areas. The major consequence of intensive development in floodplains and flood prone areas is the widespread property damage and loss of life which results from severe flooding. Other significant consequences include the public costs associated with cleanup and rebuilding, increased insurance costs, and water pollution and the contamination resulting from toxic and hazardous materials.

The enormous public costs involved in flood damage and flood control nationwide resulted in the establishment of the National Flood Insurance Program which helps the victims of floods to rebuild their homes and businesses and reduce the future risk of flood losses. The Town of Fayette at this time is not in the Flood Insurance Program, although a Flood Ordinance Plan has been voted on and approved at the October 1993 Town Meeting. It appears FEMA has not at this time accepted Fayette's Plan.

Fayette does have some significant flood hazard areas in the following locations: the portion of Hales Brook flowing along Rte. 17, the western end of Meadow Brook and an area between Schoolhouse Pond and East Livermore Campgrounds and as shown on the Natural Resources Map.

Because of the potential for serious loss of life and property during floods, the enormous costs involved to cleanup and rebuilding after floods, the enormous costs involved with the construction of flood control projects and their ultimate ineffectiveness, further development in floodplains, flood prone areas, and "special flood hazard areas" should be avoided and only compatible, non-intensive uses permitted.

Existing development and incompatible land use activities should not be allowed to expand and should be amortized for their eventual elimination, to the maximum extent feasible.

Ground Water Resources

Sand and Gravel Aquifers

Stratified deposits of sand and gravel yield the greatest volumes of water but are also highly susceptible to contamination. Such sites are considered favorable for developing sufficient water supplies for municipal, commercial and industrial uses. They also should be considered as the least favorable sites for the location of extensive development and particularly unfavorable for the location of solid waste disposal facilities, excessive numbers of septic tanks and for the storage of hazardous or toxic materials. Once pollutants enter a ground water aquifer its movement can be extensive and it may remain in the ground water for indefinite periods of time. Surface sources of contamination include septic tank effluent, land fill leachates, sewer line leakage, ruptured fuel storage tanks, and the improper application of agricultural fertilizers and pesticides. The productivity of Aquifers can be adversely affected by extensive paving and building coverage and by the removal of the overlying sands and gravel.

There are three primary sand and gravel aquifers located in Fayette, in the Northwest quarter of town. They are cited on the western side of Fayette Ridge, near Burgess Pond, between Burgess Pond and Twelve Corners, and surrounding Mosher Pond. These aquifers are mapped on the Natural Resources Map at the end of Section II.H: Critical Natural Resources and are described in the following figure.

Potential sources of ground water pollution should be identified and appropriate controls exercised to protect this vital resource. The long term values of ground water aquifers should not be jeopardized by the excessive exploitation of their other development opportunities.

Figure II.G.4 Sand & Gravel Aquifers in Fayette

AQUIFER	POTENTIAL YIELD	OVERLYING MATERIAL	RECHARGE AREA
Fayette Ridge	10-50 GPM 50+ GPM	Sand, Clay Glacial Till	Turner Pond
Burgess Pond	50+ GPM	Peat, Silt, Clay, Sand	Burgess Pond
Masher Pond	50+ GPM	Sand, Gravel, Glacial Till	Masher Pond

Future residential and commercial development on or adjacent to high yielding ground water aquifers should be encouraged to utilize centralized wells or public water supplies as opposed to individual wells. Sewage disposal in these areas should be limited to public sewage collection systems. Individual septic systems should be limited in density by requiring a minimum lot size of one hundred thousand (100,000) square feet per system.

Since most of the information currently available regarding the location and volumes of ground water resources is still general in nature, site specific, detailed hydrogeologic investigations should be required prior to the construction of any major private or public large volume wells.

Water Quality Protection

Identified Point Source Discharges

At this time, according to the D.E.P., there are no identified point source discharges in Fayette.

Identified and Potential Non-Point Source Discharges

Potential non-point source discharges include sites such as landfills, sand and gravel storage areas, underground Fuel storage tanks, and farms raising livestock or employing fertilizers near a water body or aquifer. Identification and regulation of these sites is important in safeguarding both surface waters and ground water aquifers. Pollutants from these sources have the potential to leach into ground water aquifers and contaminate these important water resources.

The Bureau of Water Quality Control (DEP) currently lists Mosher Pond and Hales Pond as being highly vulnerable to non-point source pollution. These ponds are classified as GP-A, the highest classification, however the water quality should not be allowed to decline. The primary reason for this classification is due to the threat posed by phosphorus laden silt and runoff from development, agriculture and road dust.

There is one identified non-point source of pollution located in Fayette. This is an uncovered sand and salt storage area located at the Town Garage.

Existing Water Protection Measures

The State of Maine, through the Department of Environmental Protection, is responsible for protecting the water resources of the State. The purpose of this body is to protect and improve Maine's natural environment and the resources which constitute it for the purpose of enhancing the public's opportunity to enjoy the

environment and the resources it offers by directing growth and development in an ecologically sound and aesthetically pleasing manner. To accomplish this goal the State Legislature has enacted a number of laws governing the preservation of Maine's water resources.

Ground Water Protection Program

The Maine Legislature has declared that an adequate supply of safe drinking water is a matter of highest priority and will protect, conserve, and maintain the State's ground water resources by eliminating sources of pollution such as leachate from landfills, hazardous waste sites, and underground sewerage disposal, and by identifying potential sources of ground water pollution.

Protection of Natural Resources Act

In order to protect Maine's rivers, streams, great ponds and freshwater wetlands, this Act requires permits through the DEP for any construction adjacent to identified water resources.

Maine State Water Classification Program

The purpose of this program is to classify the water resources of Maine by level of quality in order to eliminate discharge of pollutants into State waters where appropriate, and protect the quality of the State's waters.

Mandatory Shoreland Zoning and Subdivision Control Ordinance

This Act requires towns to adopt shoreland zoning ordinances which control development within 250 feet of the shore of great ponds, rivers, and streams; and set a minimum setback for development of 100 feet from the shores of great ponds, rivers and streams.

Maine State Plumbing Code

This Code sets minimum standards for the siting and construction of wastewater disposal systems. These standards prohibit new septic systems in steep areas and poor soils.

Water is one of the most valuable resources a town has within its jurisdiction. Ground water offers a source of drinking water. Lakes, ponds and streams can offer this as well as important recreational opportunities. Wetlands and surface water also serve as important wildlife and fisheries habitat.

CRITICAL NATURAL RESOURCES

Introduction

The purpose of this section is:

- a. to identify and profile Fayette's significant critical natural resources, particularly their extent, characteristics, and significance;
- b. to predict whether the existence, physical integrity, or quality of identified significant critical natural resources will be threatened by the effect of future growth and development; and
- c. to assess the effectiveness of existing measures to protect and preserve significant critical natural resources.

Identified Critical Natural Resources

Areas Identified by the State Critical Areas Program

The Maine Critical Areas Program (Title 5, MRSA, Chapter 312) was created by the 106th Legislature, in 1974. Critical areas are defined as naturally occurring phenomenon of statewide significance which because of their uniqueness, rarity or other critical factors are deemed important enough to warrant special planning and management consideration. These areas include those places where changes in use would jeopardize resources of natural, educational, historic, archaeological, scientific, recreational, or scenic significance.

To meet the requirements of this program, areas must be identified, catalogued and submitted to the Critical Areas Advisory Board for review. Landowners of affected land have an opportunity to respond to the registration. The status of the proposed area is then decided based on the following criteria:

1. The provisions of the statute;
2. Values and qualities represented by the area;
3. Probable effects of uncontrolled use;
4. Present and probable future use;
5. Level of significance; and
6. Probable effects of registration both positive and negative.

In Fayette two sites have been recommended for registration with the Critical Areas Program. They are called the Rainbow Farm Site and the Long View Site in the Eolian Sand Deposits in Maine report by the Executive Department of the Maine State Planning Office, published in August 1990. At these sites and two others in Wayne are the most significant eolian sand deposits in Maine. Their importance is due to their large well-formed fossilized barchan and longitudinal sand dunes, ventifacts, and deflation pavement, active eolian transport of sand, and easy access. Both sites are in the southwest corner of town, west of the South Road. The Critical Areas Program has also identified a site on Fayette Ridge where flowering dogwood, *cornus florida*, once grew. Although flowering dogwood is common in other parts of the United States, it is very rare in Maine. This record is based on one of Kate Furbish's botanical paintings in the collection housed at the Bowdoin College Library and painted in 1874.

Areas Identified by the State Natural Heritage Program

The following rare and endangered natural features occur in Fayette and have been listed with the State Natural Heritage Program:

1. Showy Ladys'-Slipper (*Cypripedium reginae*);
2. Inland Dune/Sand Barren (New England inland Dune/Sand Barren);
3. American Ginseng (*Panax quinquefolius*);
4. Small Purple Bladderwort (*Utricularia resupinata*);

All except item four are imperiled in Maine because of rarity or because of other factors making it vulnerable to further decline. The Small Purple Bladderwort is critically imperiled in Maine because of extreme rarity or because some aspect of its biology makes it especially vulnerable to extirpation from the state.

Areas Considered as National Natural Landmarks

The Town of Fayette has no identified National Natural Landmarks. This program is described below.

Scenic Areas and Views

There are numerous scenic areas and views located throughout Fayette. Most important are the numerous lakes, ponds, open spaces and forest lands. These features all contribute to scenic nature of the town. In the planning process it has not been decided upon as to which are the most important or the least important, rather the goal has been to preserve the overall scenic nature of the town rather than identifying specific areas or vistas.

Significant Fish and Wildlife Habitat

The Maine Department of Inland Fisheries and Wildlife (MDIFM) has an inventory and analysis of important wildlife areas in Fayette. Wetlands and deer wintering areas were found in Fayette and are shown on the Natural Resources Map at the end of this Section. Deer wintering areas are designated with three symbols such as 6D5. The first number identifies the yard, D means it is a deer yard, and the last number (1-6) indicates the importance of the yard with 1 being the least important, 4 the most important and 5 unclassified.

In Fayette, the principal species of large game are deer and bear, but deer are by far the more important. Moose are thinly scattered in groups of two or three, range near isolated marshes and bogs. Moose have not been hunted legally in this area since 1936.

Small game includes ruffed grouse, varying hare, squirrels and woodcock. Teal, wood duck, and black duck are hunted along streams and lakes. Other ducks and the Canada goose are hunted when they migrate south. The economic value of fur bearers, particularly beaver and mink fluctuates greatly. Trapping was once important but is no longer of much significance. Some trapping of beaver and mink, as well as muskrat, otter, and fisher is still done. Fisher have recently re-habitated the area.

The principal game fish are salmon, lake trout, smallmouth bass, largemouth bass, white perch, yellow perch, chain pickerel, hornpout, smelt, eel, white sucker, tusk, pumpkinseed sunfish, and redbreast sunfish.

There is a fair amount of development on Echo lake, but its shores are heavily wooded and it remains attractive. The inlet is one of the first places to clear of ice in the spring, and it is often fished on opening day (April 1). Ice usually clears by the second week of April. The best fishing is in May and June for salmon and lake trout, and in the second and third weeks of June for the smallmouth bass which inhabit the rocky shorelines. There is a good chance you may spot a nesting of osprey along this lake, and loons are common in early spring. There is a heavy smelt run up the inlet; while smelting is not allowed in the stream itself, boats anchored in the lake at night make good catches. Echo Lake is also a good place to ice fish at night for cusk.

Aquatic habitats are both sensitive and vulnerable. Land use activities that directly affect water quality can significantly alter or destroy the value of these areas for fish. Land clearing or development in the adjacent upland habitat or riparian zone, can degrade a fisheries. Riparian habitat functions to protect water quality and

fisheries values by filtering out excessive nutrients, sediments, or other pollutants leaching in from upland areas, maintaining water temperatures suitable for aquatic life, and contributing vegetation and invertebrates to the food base. Riparian habitat is also important as cover for the many species of wildlife attracted to aquatic systems, and serves as a protective travel corridor for movement between undeveloped tracts of land.

A list of fish and mammals in Fayette are shown in Figure II.H.1 and 11.H.2.

Planning Implications

The first step in planning to Protect Critical Natural Resources is to identify them. As discussed above, various state agencies periodically update their inventories of such resources. This plan has also inventoried some resources beyond what the state has done to this point. It is important that the town continue to inventory its own resources as it is able.

Critical Natural Resources Protection

Identified and Potential Threats to Critical Natural Areas

Basin Pond is currently threatened by the possibility of development in its watershed. This pond is small and very deep with outstanding water quality.

Other ponds, such as Cranberry, Hales and Mosher Ponds which are in a relatively undisturbed state could come under development pressures in the near future. Measures to protect these ponds should be taken to preserve these valuable resources.

Existing Measures to Protect Critical Natural Resources

1. Maine Critical Areas Program:

The Maine Critical Areas Program (Title 5. MRSA, Chapter 312) was created by the 106th Legislature in 1974. Critical areas are defined as naturally occurring phenomenon of statewide significance which because of their uniqueness, rarity or other critical factors are deemed important enough to warrant special planning and management consideration. These areas include those places where changes in use would jeopardize resources of natural, educational, historic, archaeological, scientific, recreational, or scenic significance. To meet the requirements of this program, areas must be identified, catalogued and submitted to the Critical Areas Advisory Board and thoroughly reviewed. Landowners of affected land have an opportunity to respond to the registration. The Critical Areas Program provides no protection of the site, but merely serves to identify and inventory such sites.

2. National Natural Landmarks

National landmarks of significant state and federal importance are to be preserved for the future enjoyment by other citizens and to protect their environmentally unique characteristics. Fayette does not have any National Natural Landmarks and it is unlikely if any will be identified within town boundaries.

3. Maine Natural Heritage Program

The purpose of this program is to investigate and identify areas that reflect the natural heritage of Maine and to categorize these areas according to their rarity and any potential threats to their continued existence in Maine. This program is currently limited to identifying endangered plant and animal species. As with the Critical Areas program, the Natural Heritage Program can provide no protection to identified resources.

4. Wetland and Shoreland Protection at State Level

Because many of Fayette's Critical Natural Resources are found in its water bodies, the protection of those bodies is equally important to wildlife and fisheries. Section G: Water Resources explains existing D.E.P. protection of wetlands, shorelands, lakes, rivers, streams, and ponds.

5. Local Measures

The current ordinances of Fayette contain provisions for the limited protection of Critical Natural Resources in their shoreland, zoning, and subdivision ordinances.

Planning Implications

Critical areas maintain biological diversity by providing necessary habitat for a wide range of plant and animal species. They provide undisturbed natural systems for research, educational opportunities for teaching natural systems, and provide bench marks in the changing environments modified by man.

In consideration of the importance of Critical Areas to the understanding of the environment and to the history of Fayette, proper management of those exemplary areas is necessary in order that they may be preserved for future use.

Figure II.H.1 Significant Fisheries Found In The Fayette Area

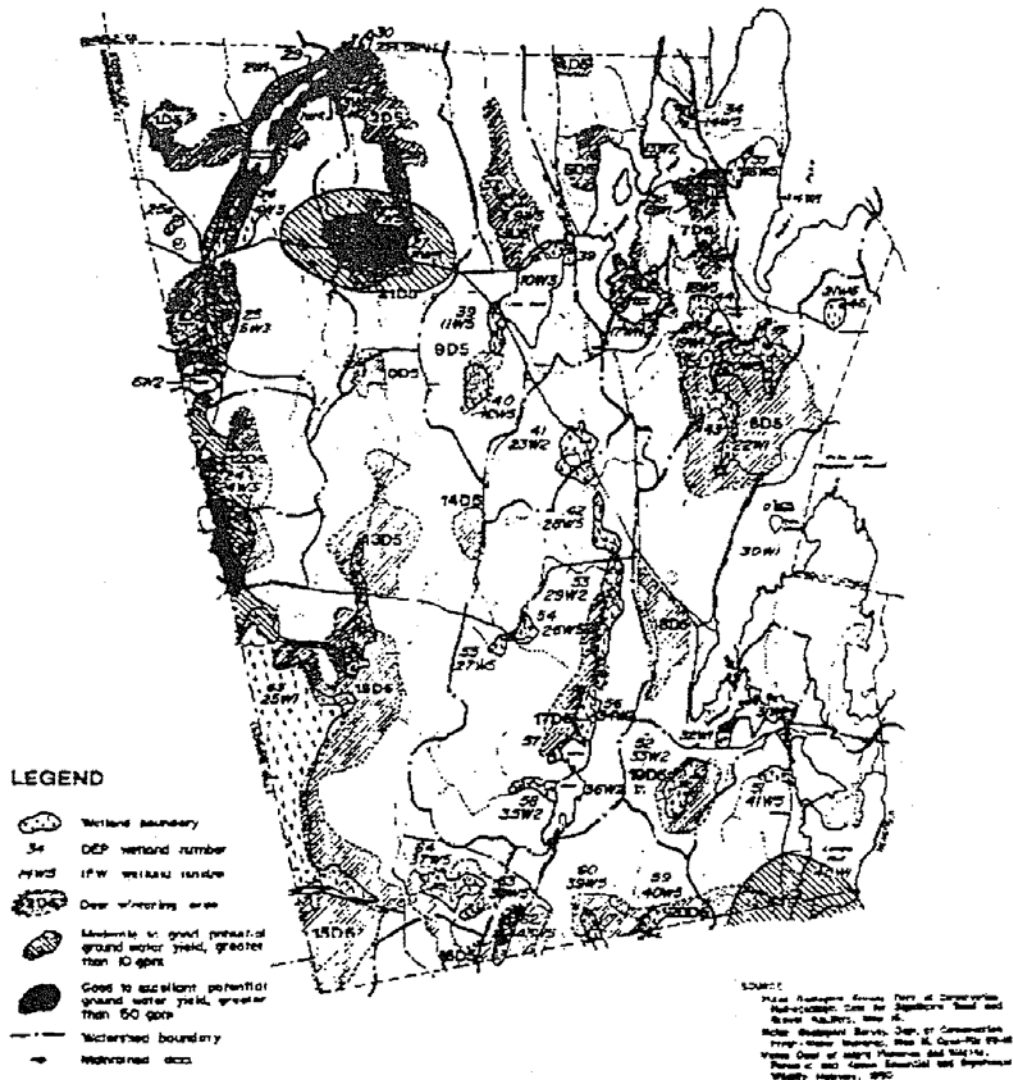
COMMON NAME	SCIENTIFIC NAME
Landlocked Salmon	Salmo salar
Togue	Salvelinus namaycush
Brook Trout	Salvelinus fontinalis
Brown Trout	Salmo trutta
Smallmouth Bass	Micropterus dolomieu
Largemouth Bass	Micropterus salmoides
Chain Pickerel	Esox niger
White Perch	Roccus americanus
Yellow Perch	Perca flavescens
Brown Bullhead (Hornpout)	Ictalurus nebulosus
White Sucker	Catostomus commersoni
Smelt	Osmerus mordax
Eel	Anguilla rostrata

Figure II.H.2 Significant Mammals Found in the Fayette Area

COMMON NAME	SCIENTIFIC NAME
Black Bear	Ursus americanus
Coyote	Canis latrans
Raccoon	Procyon lotor
Fisher	Martes pennati
Northern Weasel	Longtailed
Mink	Mustela pennati
River Otter	Mustela vison
Striped skunk	Lutra canadensis
Red Fox	Mephitis
Gray Fox	Vulpes fulva
Bobcat	Urocyon cinereoargenteus
	Lynx rufus

Woodchuck
 Eastern Chipmunk
 Red Squirrel
 Gray Squirrel
 Northern Flying Squirrel
 Beaver
 Muskrat
 Porcupine
 Snowshoe Hare
 White-tailed Deer
 Moose

Marmara monax
 Tamias striatus
 Tamascriurus hudsonicus
 Sciurus carolinensis
 Glaucomys sobnnis
 Castor canadensis
 Ondatra zibethica
 Erethizon dorsatum
 Lepus americanus
 Odocoileus virginianus
 Aloes



**Natural
 Resources**

**Growth Management Map
 Town of Fayette, Maine**

Scale: 1 inch = 1 mile

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AGRICULTURAL AND FOREST RESOURCES

Introduction

The purpose of this section is:

- a. to identify Fayette's commercial farmlands and forest lands in terms of the extent, characteristics and importance to Fayette's economy and rural character;
- b. to predict whether the viability of important commercial farmlands and forest lands will be threatened by the affects of future growth and development and
- c. to assess the effectiveness of existing measures to protect and preserve important commercial farmlands and forest lands.

Agriculture and Farmlands

Farm and Open Space Tax Law Program Parcels

The Maine Legislature has declared in the Farm and Open Space Tax Law (Title 36, MRSA, Section 1 101, et.seq.), that "...it is in the public interest to encourage the preservation of farmland and open space land in order to maintain a readily available source of food and farm products close to the metropolitan areas of the state..." and, "... to prevent the forced conversion of farmland and open space land to more intensive uses as a result of economic pressures caused by the assessment thereof...".

Farmland is eligible for this program if that farm consists of at least 10 contiguous acres in a single town, and has shown gross earnings from agricultural production of at least \$2,000 during one of the last two years, or three of the last five years.

The benefits of this program are that it enables farmers to continue their way of life without having to worry about excessive property taxes which can be brought about by run-away land valuations, in turn driving them out of business.

Besides this program is the Farmland Registration Program. While the eligibility requirements are similar to the Farm and Open Space Tax Law, the purpose is different. This act is designed to protect a farmer's right to farm his land. Principally, upon registration, the farmer is guaranteed a 100 foot buffer zone between his productive fields and new incompatible development, such as a residential development, or a commercial dining establishment. This program also lets new and potential abutters know that a working farm is next door.

Fayette has no land registered under the Farm and Open space Tax Law Program.

Prime Agricultural Soils

Prime farmland is that land which has the best soils types nationwide for the production of food for human consumption, feed for live stock forage, and oilseed crops. Prime farmland has the soil quality, growing season, and moisture supply needed to produce a sustained high yield of crops while using acceptable farming methods. Prime farmland produces the highest yields and requires minimal amounts of energy and economic resources and farming it results in less damage to the environment. The Kennebec County Soil Conservation Service has identified the following soils as either prime farmland or farmland of statewide importance;

Figure II.I.1 Prime Farmland and Farmland Of Statewide Importance In Fayette

Soil Type	Map Symbols
Deerfield	DeB
Hollis	HrB
Paxton	PbB, PbC*
Paxton-Charlton	PdC2*
Windsor	WMb
Woodbridge	WrB*

*=Soils of Statewide Importance

The U.S. Department of Agriculture Soil Conservation Service indicates that there are 918 acres of prime farmland in Fayette and 3,511 acres of additional farmland.

Commercial Farmlands

Commercial farmland is that land which is being used in the cultivation and production of food and/or tillage. While often taken for granted, Maine's farmland provides many benefits to the citizens of the area.

The capacity to produce food locally is a tremendous asset for a community. Most of the food Maine people eat is imported from either western states such as California, or from foreign countries. As a result, the supplies of food stuff could be cut off or diminished for any number of reasons. While it is impractical to try to be totally self sufficient, the preservation of local prime farmlands can take up the slack in times of stress. Local farms also contribute to the economic stability of a town. The services needed locally to enable farms to function include banks, fertilizer and feed stores, and supply stores. Jobs are created to work the farm as well as process the crops at harvest time. On average, each dollar spent on farming production becomes seven dollars in its impact on the local economy. This is a significant contribution to the economic well being of a community or region. Finally, local farms contribute to the quality of life in the community. By keeping farmland as farmland rather than developing it, open space is preserved, enhancing the aesthetic qualities of the town.

The total number of farms in Fayette has been decreasing over the years, with only two dairy farms left. The average farm size has been increasing and farm management has become more intensive. The forces behind this change has been improved transportation systems, changing production technology, and increasing competition for highly productive areas. The result has been specialization, mechanization and intensification of farming practices.

The principle farming enterprises in Fayette are dairy, beef cattle, blueberry cultivation, and truck crops. Much of the grain fed to poultry is not grown in this area. Truck crops are grown for local distribution. The area of the active commercial farms in 1990 totaled 1083.2 acres.

Commercial Forest Lands

Tree Growth Tax Law Program

The Maine Legislature has declared, in the Tree Growth Tax Law (Title 36, MRSA, Section 571, et.seq.), that "... the public policy of this state that the public interest would be best served by encouraging forest landowners to retain and improve their holdings of forest lands upon the tax roles of the state and to promote better forest management by appropriate tax measures in order to protect this unique economic and recreational resource. The Tree Growth Tax Law applies at the discretion and application of the owners of parcels more than 10 acres in size. It taxes forest land on the basis of their potential for annual wood production as opposed to an ad valorem basis.

A total of 5,085 acres of forests are registered under the Tree Growth Tax Law Program in Fayette. Of these 1,384 acres are predominately softwood, 2,501 acres are mix hard and soft woods and 1,199 acres are predominately hardwood.

Highly Productive Woodland Soils

Highly productive woodland soils are those that if managed effectively are capable of producing large amounts of usable timber or pulpwood. The Kennebec County Soil Conservation Service has classified the woodland soils in the following figure 11.1.2 as highly productive;

Figure 111.2 Highly Productive Woodland Soils In Fayette

Soil Type	Map Symbol
Berkshire	BkB
Paxton	PbB, PbC, PbC, PcC
Paxton-Charlton	PeB, PeC
Woodbridge	WrB, WsB

Commercial Forest lands

Forest lands are defined by the State as land used primarily for the growth of trees and forest products, but does not include ledge, freshwater wetlands or surface waters (as defined in Section II.G of this report) even though such areas may exist within forest areas. Further, land which would otherwise be included in this definition shall not be excluded because of multiple use for public recreation.

The woods of Fayette are well stocked with desirable types of trees. These well-stocked woodlands provide sufficient raw materials for varied wood industries. There are several commercial saw mills in the area specializing in pine and hemlock building materials, bolter mills using birch and maple, and mills specializing in pallet production and in furniture stock. Several pulp mills near Fayette provide excellent markets for virtually all species and sizes of wood.

About three quarters of Kennebec County is wooded. This vast area, intermittently broken by farmsteads and recreational and urban areas, provides the basic raw products for employment of many people and contributes materially to the economy of the area. About 25 percent of the wooded area is in white pine/red pine/hemlock forest types. Northern hardwood, consisting mainly of birch, beach, and maple, is also an important forest type and covers approximately 12 percent of the wooded area. Other hardwoods in the elm/ash/red maple and the aspen/birch forest type cover approximately 29 percent of the area. The spruce/balsam fir forest type is predominant in the northern area and in low-lying areas of organic soils.

Farmland and Forest Land Protection

Identified and Potential Threats to Farm and Forest lands

Potential threats to farmland and productive woodlands could arise from a growing population. As the population increases, more residential areas will be needed. As prime farmland soils and productive woodland soils are typically very suitable for underground sewerage disposal, these areas are considered prime areas for residential development.

Existing Protection Measures

The Farm and Open Space Tax Law and the Tree Growth Tax Law are two very good ways to protect these economically and environmentally important areas from the adverse effects of incompatible development.

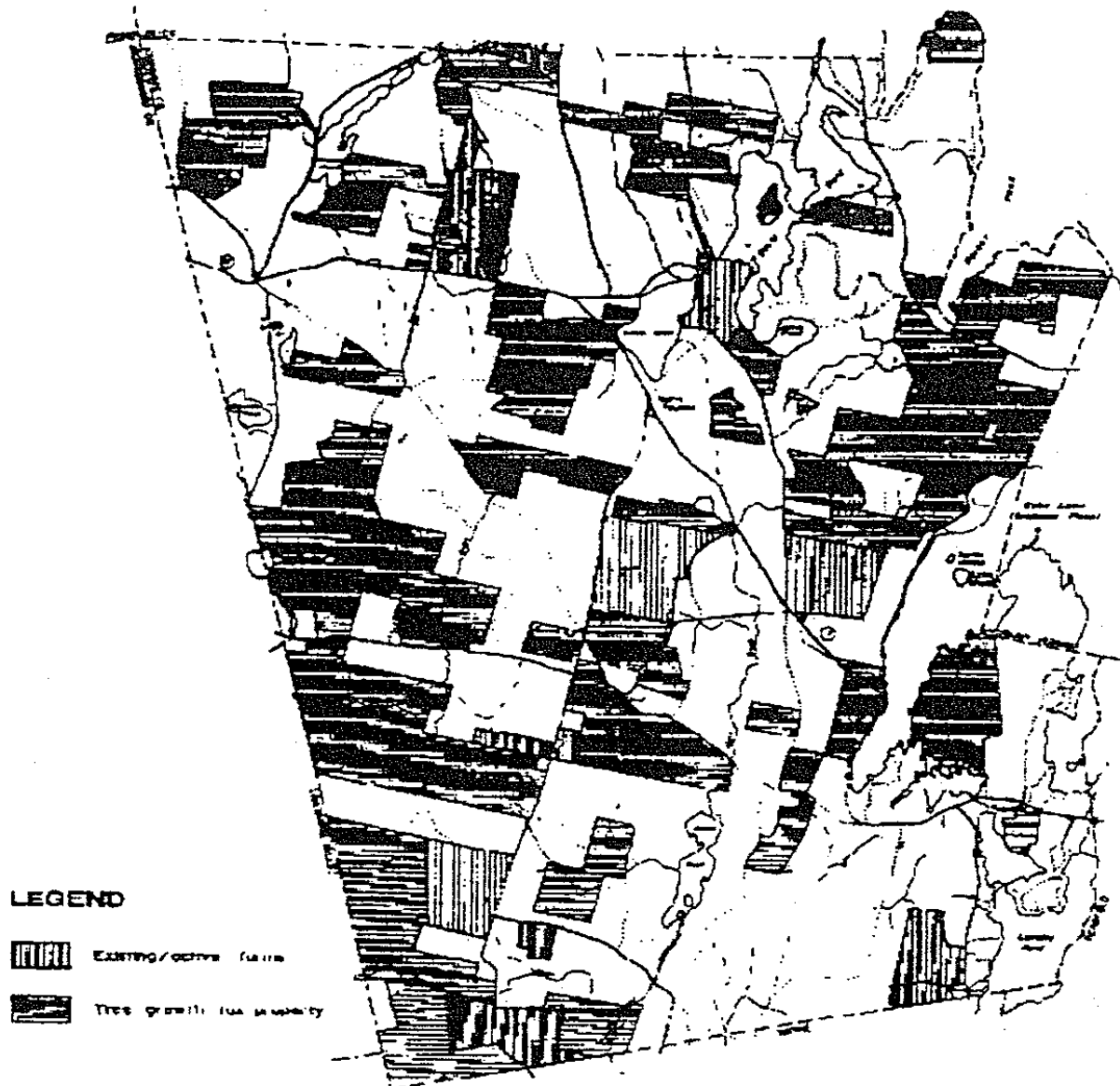
The Mandatory Shoreland Zoning and Subdivision Control Act, enacted by the State Legislature to regulate the subdivision of land, provides communities a means to review development plans and have them modified if necessary to conform to local standards and ordinances.

Planning Implication

Historically agriculture and forestry have evolved from subsistence to commercial and from extensive to intensive. The forces behind these shifts have included improved transportation and production technology and increased competition from highly productive areas. The results have been specialization, mechanization, and intensification. Agricultural and forest lands and related activities are significant components of Maine's rural environment, economy, and way of life. If Maine's rural way of life is to be preserved, its most productive agricultural and forest lands must be identified, preserved, and managed wisely. In addition to their primary function of producing food and fiber, agricultural and forest lands also have significant value as open space, wildlife habitat, outdoor recreation opportunities, and as scenic resources. As agricultural and forest lands are developed and increasingly urbanized such intrinsic values are lost forever.

Timber harvesting should be regulated to prevent erosion and sedimentation, destruction of significant fish and wildlife habitat and rare, unique and exemplary plant communities; as well as to prevent adverse visual impact along public roads and shoreland areas and other highly visible areas. Areas of identified rare, unique or exemplary plant communities should be protected from the adverse impacts of timber harvesting and development.

The increasing demand for and subsequent increase in value of these prime agricultural and forest lands have greatly increased the threat of development of these lands. Prime agricultural soils and highly productive woodland soils tend also to be highly suitable for subsurface sewage disposal. This fact increases the demand on agricultural and forest land for single family residential development. Irreversible conversion to non-farm uses raises the land value and property taxes, making it harder for these people to hold onto their land and often forcing them to sell their land for development purposes.



SOURCE:
1990 Tax Records for the
Town of Fayette



Agricultural and Forest Resources

Growth Management Map Town of Fayette, Maine

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HISTORIC AND ARCHAEOLOGIC RESOURCES

Introduction

The purpose of this section is:

- a. to outline the history of Fayette;
- b. to identify Fayette's significant historic and archaeological resources in terms of their type and significance; and
- c. to predict whether the existence and physical viability of Fayette's historic and archaeological resources will be threatened by the impacts of future growth and development and
- d. to assess the effectiveness of existing measures to protect and preserve significant historic and archaeological resources.

Identified Historic And Archaeological Resources

Historic Events and Settlement Patterns Important to the Character of the Town

The effort to incorporate Fayette as a town began on December 20, 1794 with a petition made to the Massachusetts Senate. On February 28, 1795 incorporation was approved and the first town meeting was held on April 13 of that year.

Prior to Incorporation, Fayette, then known as Sterling Plantation, was home to 53 families. In 1796 this number had grown to more than seventy. By 1800 the population had reached 532, and broke one thousand by 1830.

The mainstay of the economy was agriculture, with more than half the residents making their living from this activity. The principal interests were livestock, grain, potatoes, and orchards. Other economic activity centered around tanneries and sawmills.

Fayette Corner was the center of activity at this time, with several taverns and general stores. The Post Office was also here and served as a meeting place for residents on Saturdays when they went to pick up the mail.

During the second half of the 1800's, Fayette's population started to fall from its peak of 1850. By 1900, the population was 560, about the same as in 1800. Reasons ventured for this decline include the growth of cities and the town's lack of good access to a railroad. Without this it was too difficult to expand its industrial production and make a profit doing so.

Going in to the 1900's, Fayette there were still sawmills operating and agricultural production remained the back bone of the community. Seasonal businesses also started to crop up as Fayette is located in one of Maine's choice lakes regions

The History of Fayette, by Joseph H. Underwood, published in 1954 serves as a good source for a more detailed description of the early history of Fayette.

Registered Historic and Archaeological Resources

The Maine Historic Preservation Commission (MHPC) is the central repository in the state for all archaeological and historic resources survey information in three topical areas: Prehistoric archaeology, historic archaeology and architectural history.

The MHPC has no registered or inventoried prehistoric, historic archaeological or architectural sites in Fayette at this time. The commission does recommend however, if the town is interested, to conduct studies to determine if such resources exist.

Non-registered Historic and Archaeological Resources

While not registered by MHPC or the National Register of Historic Places, the following places and buildings are considered to be of historic importance in Fayette:

1. The Underwood Memorial Library

A former one room school house in roughly the same condition as when it was in use. This building has metal ceilings and the original slate blackboard. This building was constructed around 1850 and was last used as a school in 1950;

2. Four other one room school houses

Pike School at the junction of South Road and Richmond Mill Road, Fayette Corner School on the Bamford Hill Road, Sanderson's Corner School, now at Fayette Corner, and North Road School on the North Road;

3. The Starling Grange Hall

Town owned and now the home of the Historical Society. This building was constructed between 1870 and 1880. There is some controversy as to the correct spelling; Fayette was known as the Sterling Plantation and it was later corrupted in the 1790 census report. So is it Sterling or Starling?

4. The Mills of Fayette

The mills are gone and only the sites remain; a sawmill on Fayette Mills Stream, Jackman Mills between David and Tilton Ponds, Brown and Berry Box Mill at the outlet of Schoolhouse Pond, and Richmond Mills at the outlet of Hales Pond.

5. North Fayette Community Church

It was built in 1832. With the exception of some modern conveniences it remains as originally built. This building has a capacity of 120 and religious services are held every Sunday.

6. The Fayette Baptist Church

It was built in 1835 to replace an earlier church, it is of federal style architecture and now is being restored to its original style. Religious services are held every Sunday and the church has a capacity of 200 people.

Planning Implications: Identification Of Historic And Archaeological Resources

Because historic resources are important in preserving knowledge of the town's history and maintaining the character of the town, it is important to identify all historic sites which are important to the community. While some work has been done to this end, a panel should be appointed to do a complete survey of these resources and make recommendations. According to the MHPC, future fieldwork could focus on the earliest period of Anglo-American settlement beginning around the year 1779.

Protection Of Historic And Archaeological Resources

Identified and Potential Threats

1. Archaeological Resources

The primary threats to any archaeological resources which may exist are vandalism to, and development on top of these sites. Development may include the construction of new housing to the building of new roads.

Existing Protection Measures

1. Maine Historic Preservation Commission

MHPC maintains an inventory of sites, yet has no jurisdiction over those sites.

2. National Register of Historic Places

MHPC also coordinates this national registry. Sites registered by the owner with the National Register are protected through federal legislation, but only against any intervention or development by a federal agency. Eligible sites include those with only local significance or value. There are no registered sites in Fayette, although several may be eligible.

3. Town Ordinances

Town ordinances can protect historic areas or zones from harmful impact and regulate their development. The Town of Fayette has a historic preservation clause in its ordinance, but there are no historic sites registered in town.

4. Easements and Initiatives

Individual landowners, historic societies or non-profit agencies may apply a number of development restrictions to their properties on a voluntary basis. These restrictions may be strengthened by deed constraints or easements. There are no known easements or deed restrictions for the purpose of historic preservation at this time.

Planning Implications: Protection of Historic and Archaeological Resources

Once sites have been comprehensively identified, the town or the owners of the sites may decide to have them protected to varying degrees. Resource protection zoning, the process of delineating those resources the town would like to protect, is one way that a town can institute such protection. Individual landowners may also be asked to allow the nomination of any significant historic or archaeological site on their property to be listed with the National Register of Historic Places or the Maine Historic Preservation Commission, and additionally grant preservation easements if they so desire.

EXISTING LAND USE

Introduction

The purpose of this section is:

- a. to identify and understand the uses of land throughout the town in terms of amounts and locations of land generally devoted to various land uses;
- b. to identify and understand the changes in the town's land use patterns and how they might reflect future land use patterns;
- c. to predict the amount of undeveloped land area needed to accommodate the predicted future growth or needs in housing, commercial and industrial development, transportation systems, public facilities and services, open space areas and recreational facilities.

Existing Land Uses

The total area of Fayette is 20,139 acres or about 31.5 square miles. The existing land uses in Fayette are shown on the Existing Land Use Map at the end of this Section. Previous sections of this plan, including Housing, Agriculture and Forest Resources, Critical Natural Resources, Water Resources and Recreation also address specific issues of land use.

Open Space

There is a huge amount of open space, farmland and forest land throughout Fayette that has remained undeveloped, approximately 17,046 acres. Some of this land (5,085 acres) has been protected to a degree by registration under the Tree Growth Tax Law Program. Of the 4,429 acres of farmland in town about 900 acres are considered as prime by National standards and none is registered under the Farm and Open Space Tax Law Program.

Residential/Commercial

As profiled on the Land Use Map, residential and commercial areas in Fayette are located throughout town. Many of the commercial land uses are small non-intensive home based businesses but there are also important summer camp and summer cabin businesses operating adjacent to several of Fayette's scenic lakes.

Residential uses are the predominant uses in the community and these areas are spread throughout the town.

Lakes and Ponds

These areas are, obviously unsuitable for development. Over 2200 acres (3.4 square miles) of Fayette is surface water. This includes David Pond, Echo Lake, Lovejoy Pond, Parker Pond, Hales Pond, Basin Pond, Burgess Pond, Cranberry Pond, Tilton Pond, School House Pond, and Mosher Pond.

Planning Implications

The existing land use pattern in Fayette is characterized by the mixture of extensive tracts of undeveloped land and open spaces intermixed with residential areas and small commercial uses. Thus far this has worked very well and has posed no threat to the rural character of the town. As Fayette continues to grow and there will be more demand for land for both residential and commercial uses, the currently undeveloped land may come under pressure from development. To avoid the proliferation of incompatible land uses in various areas of town, proper planning and the establishment of rural areas, resource protection areas and growth areas will be necessary to preserve the rural nature and character of Fayette.

Changes In Land Use Over The Last 10 Years

During the last decade, Fayette has experienced an increase in the amount of land being used for residential purposes. That growth has taken place throughout the town as the population has increased. There has been an increase in the number of subdivisions which is, in turn, increasing the number and availability of residential lots in Fayette.

As land use has changed over the last 10 years and continues to do so in the future, it is imperative that Fayette develop land use management strategies designed to direct the growth of the Town in order to preserve the rural character of the town and to protect those resources which are sensitive to development. These areas have been discussed in more detail in the previous inventory sections of this plan.

Natural Areas Posing A Hazard To Development

There are several types of areas which occur naturally which are either threatened environmentally by development or pose a threat to development itself due to their natural instabilities. Previous sections of this plan have discussed Critical Natural Areas, Flood Plains, Soils, Shorelands, and Wetlands all of which are issues which deal with the interaction between the environment and development.

In addition to these areas already discussed, the primary environmental limitation to development is topography, most specifically the slope or gradient of land. In general most land use activities encounter serious problems and significant additional construction and maintenance costs when located on slopes greater than 15%. Areas with slopes greater than 20% in the resource protection, shoreland, wetland, or stream protection zones have been designated as a resource protection zone and unsuitable for development. The map at the end of Section VII, Land Use Map shows some of these areas and also synthesizes all other natural areas such as flood plains and soils which could threaten, or be threatened by, development.

The soil potential ratings which follow were developed by the Kennebec County Soil and Water Conservation District should be used in conjunction with a detailed soils map when planning new development. A soils map is available from the Kennebec County Soils and Water Conservation District or the U.S. Department of Agriculture Soil Conservation Service. A high rating indicates that the soil is highly suitable for the use designated.

Figure 11.K.2 Soil Potentials by Rating Class for Fayette

Soil Type	Dwellings	Roads	Development
BkB Berkshire fine sandy loam, 3-8% slope	high	high	high
Bo Biddeford mucky peat	very low	very low	very low
DeB Deerfield loamy fine sand, 0-8% slope	high	high	medium
HkB Hinkley gravelly sandy loam, 3-8% slope	very high	very high	medium
HkC Hinkley gravelly sandy loam, 8-15% slope	high	high	medium
HrB Hollis fine sandy loam, 3-8% slope	medium	high	medium
HrC Hollis fine sandy loam, 8-15% slope	low	medium	medium
HrD Hollis fine sandy loam, 15-25% slope	low	low	low
HIC Hollis Rock outcrop complex, 8-15% slope	low	medium	medium
PbB Paxton fine sandy loam, 3-8% slope	high	high	high
PbC Paxton fine sandy loam, 8-15% slope	medium	medium	medium
PcC Paxton very stony fine sandy loam, 8-15% slope	medium	medium	medium
PdB Paxton-Charlton fine sandy loam, 3-8% slope	high	high	high
PdC2 Paxton-Charlton fine sandy loam, 8-15% slope, eroded	medium	medium	medium
PeB Paxton-Charlton very stony fine sandy loam, 3-8% slope	high	high	high

PeC	Paxton-Charlton very stony fine sandy loam, 8-15% slope	medium	medium	medium
PeD	Paxton-Charlton very stony fine sandy loam, 15-30% slope	low	low	very low
RdA	Ridgebury very stony fine sandy loam	very low	very low	very low
Fit	Rifle mucky peat	very low	very low	very low
ScA	Scantic silt loam	very low	very low	very low
Sd	Scarboro mucky peat	very low	very low	very low
To	Togus fibrous peat	very low	very low	very low
WmB	Windsor loamy sand, 3-8% slope	very high	very high	medium
WmC	Windsor loamy sand, 8-15% slope	high	high	medium
Wrn0	Windsor loamy sand, 15-30% slope	medium	medium	very low
WrB	Woodbridge fine sandy loam, 3-8 % slope	high	high	high
WsB	Woodbridge very stony fine sandy loam, 3-8% slope	high	high	high
WsC	Woodbridge very stony fine sandy loam, 8-15% slope	medium	medium	medium

Since slopes from 8 to 20 percent are considered difficult and expensive to build on, future growth and development should be carefully regulated when proposed on these gradients, with careful attention given to accelerated surface water runoff and erosion,

Slopes greater than 20 percent are considered as unbuildable gradients and future growth and development of approaching and beyond this degree of slope should be prohibited, including any alteration of the natural vegetative cover.

Other natural areas, as discussed elsewhere in this section, should also be regulated to protect both the environment and the development itself.

Existing Land Use Controls

Fayette Zoning and Land Use Ordinance

1. This ordinance was adopted pursuant to Home Rule powers as provided for in Article VIII, Part Second, Subsection 2 of the Maine Constitution, and in Title 30-A, M.R.S.A., Section 3001 et. seq. and pursuant to zoning powers provided for in Title 30-A, M.R.S.A., Section 4352 et. Seq.
2. To promote, protect, and facilitate the health, safety; and general welfare of the Fayette residents, and the Town's natural environment.
3. To prevent overcrowding, blight, and such nuisance conditions as may be caused by waste and toxic discharge, noise, glare, fumes, smoke, dust, odors, or auto or truck traffic.
4. To prevent and control air and water pollution, to protect spawning grounds, fish, aquatic life, bird, and other wildlife habitat, to protect freshwater wetlands and to conserve shore cover, visual and actual points of access to lakes, ponds, and streams.
5. To provide for residential development in locations compatible with existing sound land use practices, and in a manner appropriate to the economical provision of community services and utilities.
6. To provide for a variety of commercial and industrial uses in a manner appropriate to their location and the economical provision of essential community services and utilities so as to avoid the blight, congestion, and inconvenience caused by inappropriate and poorly located and cited development of commercial and industrial facilities;

7. To encourage open space uses, conserve natural beauty and public scenery;
8. To control building sites, placement of structures and land uses, to protect buildings and lands from flooding and accelerated erosion, to anticipate and respond to the impacts of development in shoreland areas, and their watersheds.

Fayette Subdivision Ordinance

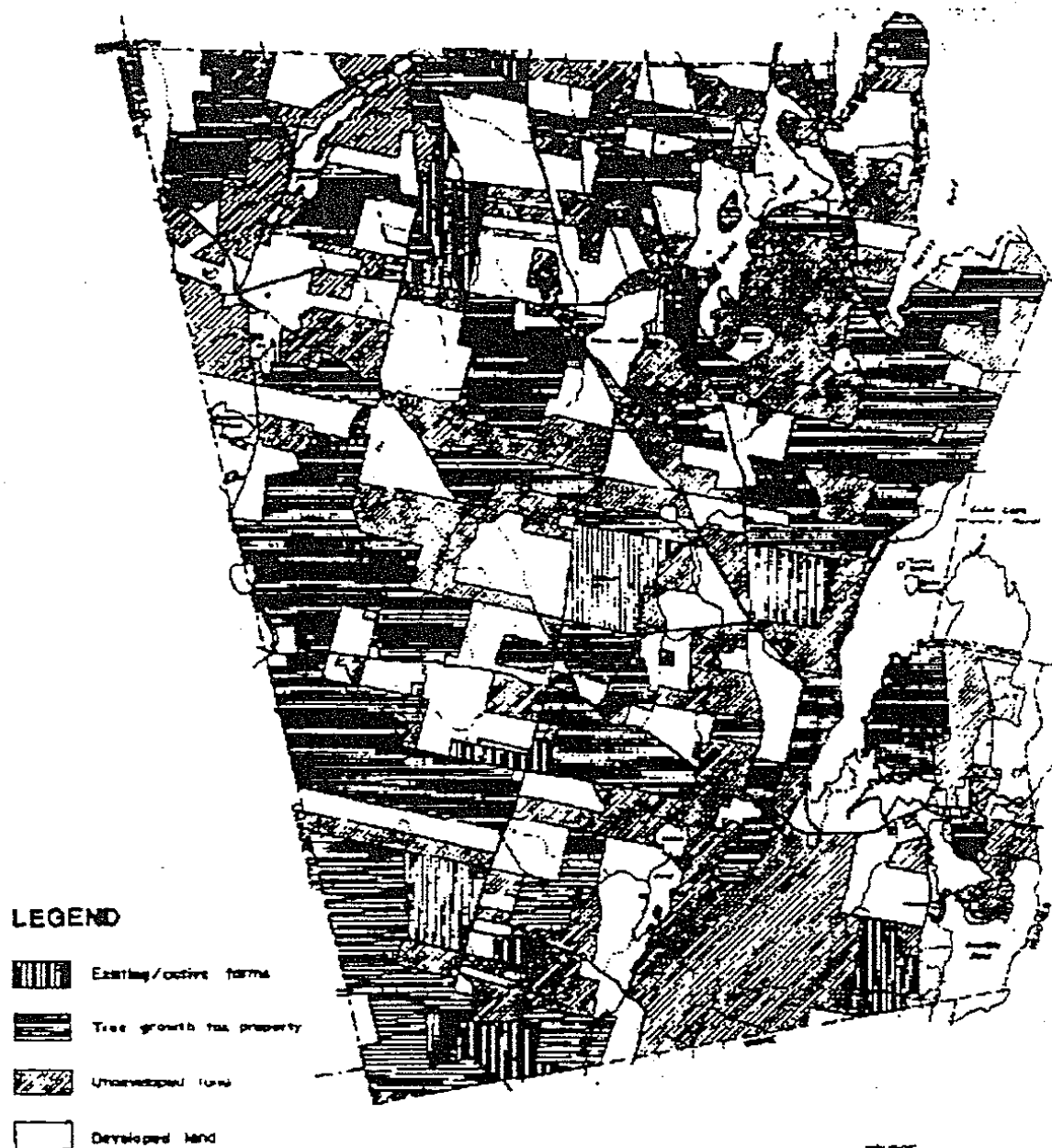
This ordinance is designed to promote the orderly growth of the community. The ordinance allows the Planning Board to review proposed subdivisions and to determine that the proposed subdivision does in fact meet the criteria for approval set forth in the ordinance. For a more detailed explanation, this ordinance is available at the Fayette Town Office.

Fayette Site Plan Review Ordinance

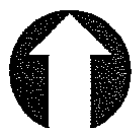
The substantial development or major change in the uses of land can have a profound impact on the environment and municipal facilities and services. This ordinance is designed to avoid these impacts when they appear to be unreasonable. This ordinance can be used as a guide line for permits of proposed developments.

Planning Implications

The existence of effective land use controls is necessary in maintaining orderly growth in a town. These ordinances are designed to promote orderly and environmentally sound growth while still enjoying the benefits offered by a growing community.



SOURCE:
1990 Tax records for the
Town of Fayette



Existing Land Use

Growth Management Map Town of Fayette, Maine

Scale: 1 inch = 1 mile

**JIM HASKELL
& ASSOCIATES**
Land Use Planning, Design, and
Development Services

FISCAL CAPACITY

Introduction

The purpose of this section is:

- a. to identify and understand Fayette's financial condition; and
- b. To identify and understand recent changes in Fayette's fiscal condition and how these changes may affect Fayette's future fiscal conditions.

Town Financial Records

The majority of the financial information in this section was derived from town financial reports. The town reports are careful to record all information accurately and in proper accounting format. It is the purpose of this section to summarize that information rather than to duplicate it. For the sake of readability and simplicity, many figures have been grouped together, and technical notes and caveats have been omitted. Figures have also been rounded off and expressed in real dollars with no adjustment for inflation. The following is an inventory and analysis of general trends for the purpose of planning. More precise information is available from the original sources.

Municipal Tax Base

Valuations

The primary method of generating revenue within the town is through property taxes. These taxes are assessed on those property owners according to the value of their real estate and personal property. This assessment is known as the town valuation and is determined by the town tax assessor.

Figure II.L.1 shows the valuation of all property (taxable and exempt) in Fayette broken down by category for the years 1985, and 1992 through 1994 along with the percentage change in each category.

Mill Rate

After valuation, each tax payer is assessed their share of the tax burden through an assessment ratio. This assessment is determined by dividing the total fixed commitment (the amount voted on at the annual town meeting) into the total tax valuation of the town. This assessment is usually expressed in mills & dollars per thousand dollars valuation, or in decimal form. For example, if the town voted to raise one million dollars in taxes, and the total tax valuation of the town was 100 million dollars, the tax rate would be expressed as "10 mills", "10.00 per thousand", or "0.010". This would mean that a person who owned property valued at \$100,000 would be assessed \$1000 in taxes. Figure II.L.2 shows the mill rate in 1985 and 1992 through 1994.

As mentioned, the mill rate fluctuates with both the total valuation and the total tax commitment. If the total commitment remains the same, the mill rate will decrease as the valuation increases, and vice versa.

Figure II.L.1 Total Property Assessments: Fayette For The Fiscal Years, 1985, 1992-1994

TAXABLE PROPERTY	1985	1992	1993	1994	85-94 % CHANGE	92-94 % CHANGE
Land	\$ 7,240,435	\$ 16,705,940	\$ 16,838,300	\$ 32,310,180	+346%	+93.4%
Buildings	\$ 11,232,298	\$ 19,074,400	\$ 19,924,300	\$ 27,227,100	+142%	+423%
Exempt	\$ 140,000	\$ 239,000	\$ 380,000	\$ 1,093,850	+681%	+357%

Personal Property	\$ 442,248	\$ 783,500	\$ 827,000	\$ 204,300	-53.8%	-73.9%
Totals	\$ 18,774,981	\$ 36,802,840	\$ 37,969,600	\$ 60,835,430	+224%	+65.3%

Source: Annual Town Reports

Figure II.L.2 Mill Rates, (Dollars Per Thousand In Valuation): Fayette, 1985, 1992-1994

Year	% Change from Mill Rate Previous Year	
1985	21.3	+30.7
1992	24.0	+12.5
1993	24.0	0
1994	18.0	-25.0

Source Annual Town Reports & Assessor's Records

Planning Implications

The tax base of Fayette is characterized by a roughly equal mix of land and property owned by residents and nonresidents. The mill rate is about average for Kennebec County. When planning for any large capital improvement this should be taken into account to avoid raising taxes beyond the owners' ability to pay them.

Municipal Revenue

Figure II.L.3 shows major sources of municipal revenues for years 1985, and 1992 through 1994. Accounting differences from year to year affect direct comparisons of categories from year to year. Specifically, the broad groups of Intergovernmental Revenues overlaps with Education and Miscellaneous from year to year. The majority of revenue is generated by general property taxes, with excise taxes and inter-governmental revenues accounting for most of the rest. While revenues have been increasing as a whole over the last several years, current state budget adjustments are affecting the share of funds flowing back to towns.

Municipal revenue projections for the next ten years are likely to be stable barring large shifts in population which would change both valuation and state and federal appropriations. Increased commercial or residential development will also change the valuation.

This projected revenue stability could be altered by changes in State budgets and priorities. Such matters are beyond the control of the town, however, and cannot be directly planned for. The Municipality must always be prepared for shifts in funding sources and the next several years presents nothing out of the ordinary.

Impact fees are one tool often used as a source of revenue. Fees assessed from developers for increased municipal costs due to their subdivisions or developments are used to offset increases in public works, education, or other budgets. This is a very good way for small towns to cope with the increased demand on public services created by new large scale developments.

Figure 111.3 Annual Revenues in Dollars: Fayette, 1985, 1992-1994

	1985	1992	1993	1994	85-94 %Change	92-94 %Change
Property Taxes	377,304	871,796	870,698	1,053,240	179.1%	20.8%
Excise Tax	41,491	75,179	85,672	93,332	124.9%	24.1%
Permits, Costs, Fees	0	5,889	8,192	5,283	N/A	-10.3%
Registration & Fees	1,153	6,068	7,247	7,465	547.4%	23.0%
Supplemental Tax	0	4,287	3,792	611	N/A	-85.8%
Investment Income	6,902	19,989	18,362	11,747	70.2%	-41.2%
Miscellaneous	0	0	1,379	1,592	N/A	N/A.
Grants	0	67,048	44,256	44,412	N/A	-33.8%
Intergovernmental Revenues	28,900	74,946	430,550	443,176	1433.5%	491.3%
Total	475,549	125,202	1,470,148	1,660,858	249.3%	47.6%

Source: Town Reports, Town Audit Reports

Annual Recurring Municipal Expenditures

Figure ILL.4 shows the amount of money appropriated for each department for the years 1985, and 1992 through 1994. Figure 11.1-5 shows the actual amount spent by each department for these years. Municipal expenditures have been increasing slightly faster than inflation, even though the population has grow so has people's expectations of municipal, state, and federal agencies. Education is one of the few expenditures whic can be directly linked to population, and as Fayette's population continues to rise, this area of the budget will confirm to increase. Most other municipal expenses are fixed and are not affected by small changes in population

County taxes are increasing 3 to 4 percent per year. County taxes cover such services as the registry of deeds, county courts and sheriffs. As Fayette relies on many County services, this expense seems necessary. Again, it is difficult to predict municipal expenditures for the next ten years. Demands for services, county assessments, valuation, population, and many other factors all enter the very political process of determining expenditures.

Capital expenditures, improvements and debt service can be anticipated to some extent, however. To eliminate annual increases and sharp declines in such expenditures, the town should develop a Capital Improvement Program to predict what capital moneys may be needed and establish a plan to finance them. Figure II.L.6 compares the Total Expenditures from the preceding three figures to give an indication of Fayette's revenues and budgeted expenditures in comparison with the actual expenditures.

Long-Term Municipal Debt

Fayette has a very low debt level: half of one percent of its total valuation. The State imposes a debt limit of 15% of a town's total valuation. As of June 30, 1995 Fayette's valuation was \$ 58,647,730, and its debt limit was \$ 8,797,160. Fayette's current outstanding debt was \$ 165,139, leaving a debt margin of \$ 8,632,021. Fayette would need to secure bonds in the future to make the capital improvements outlined in this plan. Unexpected expenditures can cause drastic shifts in a town's mill rate. A capital improvement program can help to minimize such shifts.

Figure 111.4 Fayette's Budgeted Appropriation By Department In Dollars: Percentages Of Total Budget - 1985, 1993-1995

ACCOUNT	1985	1993	1994	1995	85-95 % Change	92-95 % Change
General	38,956	52,700	59,760	59,760	53.4	13.4
Government	7.8%	3.4%	3.7%	4.5%		
Office/Boards		77,404	80,620	82,850	N/A	7.3
Staff		5.1%	5.0%	6.2%		
Protection	6,517	63,559	70,212	71,712	100	12.8
	1.3%	4.1%	4.3%	5.4%		
Highways	181,666	195,300	214,300	224,300	23.5	14.8
& Bridges	36.2%	12.7%	13.3%	16.8%		
Gen'l Assist.	80	4,724	4,724	4,724	5805	0
	.2%	3%	3%	.4%		
Education	212,034	915,987	1,056,993	747,719	252.5	-15.1
	42.3%	59.6%	65.4%	56.1%		
Special	0	57,618	57,618	56,000	N/A	-2.8
Assessments	0	3.7%	3.6%	4.2%		
	0	38,953	32,511	31,869	N/A	-18.2
Debt Service	0	2.5%	2.0%	2.4%		
	61,919	132,233	39,388	53,050	-14.4	-39.2
Unclassified	12.4%	8.6%	2.4%	4.0%		
Total	501,012	1,538,488	1,616,126	1,331,984	165.8	-9.3
Appropriation	100%	100%	100%	100%		

Source: Town Annual Reports, Town Audit Reports

Figure II.L.6 Total Revenue, Budgeted Expenditures & Actual Expenditures 1985, 1993, 1994

Fiscal Year	Total Revenue	Total budgeted Expenditures	Total Actual Expenditures	Balance
1985	\$476,000	\$501,000	\$5,401,000	(\$25,000)
1993	\$1,510,302	\$1,538,488	\$1,586,442	(\$76,140)
1994	\$1,650,876	\$1,616,126	\$1,538,465	\$112,411

Source: Town Annual Reports, Town Audit Reports

INVENTORY AND ANALYSIS SUMMARY

Throughout Section II: Inventory and Analysis, conclusions were drawn concerning various areas of Fayette's resource base. The following serves as a brief summary of the significant conclusions drawn from the inventory process.

Population

Fayette's population has more than doubled during the past 20 years. This growth is predicted to continue at a slower pace through the next 10 years.

Any dramatic increase in population will have profound effects on many areas of the town including education and associated costs, the demand for land which is suitable for development, demand for recreational opportunities, the network of roads in Fayette, and as more land is developed, there will be greater pressures on the natural resources located throughout the town.

Economic Development

The economy of Fayette is dependent on businesses located throughout the town. The large employers located in Town employ people seasonally (the summer camps and summer cabin rental businesses) and there are a number of small home based enterprises. The Town should consider whether it should encourage increased economic development or activity and should work with regional organizations to develop economic opportunities regionally.

Housing

Housing in Fayette is typified by single family, site built homes with a number of mobile homes scattered throughout town. During the last 20 years the number of mobile homes has increased rapidly as the prices of building or purchasing other types of housing has steadily risen.

Housing which is affordable to Fayette residents is and will continue to be an important issue in Fayette.

Transportation

The transportation network in Fayette is in fair condition, though there are some considerations that need to be taken into account as the town plans for the future.

The development of a long range road improvement plan is necessary to ensure that the existing roads are kept in the best possible condition. This plan should anticipate the maintenance of all gravel roads, and if desirable and practical the eventual paving of these roads. A more aggressive road paving program needs to be studied. At the current one mile per year it will take 38 years to complete one cycle. Roadside ditch and culvert maintenance is extremely important both for safety reasons as well as preventing costly damage to the road bed from erosion that can result from clogged culverts. This issue should be addressed in any Road Plan. For safety reasons, the clearing of brush on the sides of roads is important. This includes the cutting and clearing of brush and tree branches that can obstruct the clear views of drivers.

Public Facilities and Services

The disposal of solid waste is becoming an increasing burden on all Maine towns, Fayette is no exception to this trend. The costs associated with disposing of solid waste are rising rapidly and the options of disposal are few. The Town needs to look ahead and work with surrounding communities to deal with this problem.

The development of a Capital Investment Program is also necessary to provide the funding for the maintenance of existing services and facilities and for the addition of new ones as they become needed. Areas

to be planned for in such a program include the repair or replacement of town buildings and equipment as well as the maintenance of an adequate fire department. The maintenance and repair of the road network should also be factored in to any Capital Improvement Program.

Recreation

Recreational opportunities are very limited for the residents of Fayette. The chief concern of the Town in this area is the establishment of a public beach available to local residents. The Growth Management Opinion Survey has indicated that 31 % of the respondents felt that this should get immediate consideration and 33% felt it should be considered within the next ten years. In light of these results, this should be a high priority in future Capital Planning.

Water Resources

Fayette has a number of lakes and streams that are very important both to the economy and rural character of the Town. The preservation of these water bodies should be of the highest priority in ordinance development, permitting procedures, and code enforcement.

All residents of the Town rely on either ground water or surface water for their drinking supplies. The preservation of these resources is imperative to ensure the continued availability of safe drinking water.

Critical Natural Resources

A primary goal in the planning process is the protection of those resources which are of critical importance to the rural character or the environmental integrity of the Town. The development of effective land use ordinances and the enforcement of municipal codes is the most practical way to protect these important resources.

Agriculture and Forest Resources

Fayette has a tremendous amount of undeveloped forest land and a number of working farms. These areas contribute greatly to the rural nature of the Town and are a primary reason for people living here. 83% of the respondents to the Growth Management Opinion survey indicated that the woods and open spaces were very important reasons for their living in Fayette.

Historic and Archaeological Resources

There are very few identified historic and archaeological resources in Fayette. If practical and desirable, these resources should be protected either through voluntary measures taken by individual land owners or the development of provisions within a land use ordinance in the case of sites that are of particular importance to the history of the Town.

Should the Town decide that its historic resources do warrant a degree of protection, an assessment of these resources should be done to qualitatively and quantitatively measure such resources.

Land Use

The existing land uses will be reviewed more thoroughly in Section VII. Land Use Plan. This section will graphically show the existing land uses and will make specific recommendations regarding Growth and Rural areas.

Fiscal Capacity

Fayette is currently in good shape financially, though there are several areas that need to be addressed. Fayette is able to meet all of its current obligations, but there is no program established to address the need for capital improvements that may become necessary in the future. Fayette should work to develop and adopt both a Capital Improvement Plan and a Capital Improvement Program. These will be very important in meeting any increase in the demand for municipally provided facilities and services that may arise in the future.

INVENTORY AND ANALYSIS: SUMMARY

Introduction

This section identifies specific actions Fayette may wish to take to ensure the Growth Management Policies stated in this plan are adequately implemented. These strategies contain specific recommendations or actions, the parties responsible for carrying them out, the time frame during which each action should take place and the estimated costs of each action. It must be noted, however, that specific costs must be approved by voters at a town meeting: none of the projected expenditures are binding on the Town.

Growth Management

The Town of Fayette should actively monitor the size, characteristics and distribution of its population, housing (year-round and seasonal), and other development and commercial activities, and incorporate such information into all relevant public policy decisions, including the remaining policies contained in this Comprehensive Plan and its periodic updates.

Develop a systematic method of collecting and recording data on its year-round and seasonal population, building permits, lot sizes, and other information useful for planning and establishing policies.

Economic Development

The Town of Fayette should actively support and participate *in* appropriate State and Regional economic and business development programs which enhance the Town's well being and increased job opportunities for local residents.

The Town of Fayette should encourage low impact, environmentally compatible commercial activities. In order to address the above statements it is recommended that Fayette:

1. Provide assistance in obtaining pertinent information and direction for anyone starting a small business within the Town. Sources for this information should include but not be limited to the local planning board, the regional planning commission and appropriate state offices.
2. Encourage the citing of low impact commercial activities where environmentally appropriate and subject to Town Ordinances.

Responsible Party: Planning Board
Time Frame: Ongoing
Estimated Cost: Volunteer

3. Encourages compatible agricultural and forest related industry through appropriate land use planning techniques.

Responsible Party: Planning Board
Time Frame: Ongoing
Estimated Cost: Volunteer

4. Encourages the use of the Cooperative Extension Service as appropriate when working with businesses in town.

Responsible Party: Selectmen/Codes Officer
Time Frame: Ongoing
Estimated Cost: None

Housing

The Town of Fayette should encourage the construction and maintenance of decent and affordable housing for all its citizens.

The Town of Fayette should support Federal, State, Regional and local programs directed at providing decent and affordable housing opportunities for its low to moderate income residents.

The Town of Fayette should not discriminate against manufactured housing or elderly housing in its jurisdiction.

In order to address the above statements it is recommended that Fayette:

1. Work with the appropriate Federal and State agencies to procure funds, such as the CDBG moneys, to ensure that there is a readily available source of funds for these programs.

Responsible Party: Town Manager/Administrative Assistant
 Time Frame: Ongoing, Annually - Grant applications are usually available early fall
 Estimated Cost: Part of Budgeted Salary

Transportation

The Town of Fayette should prepare and maintain a long-range Town Road Maintenance and Improvement Program.

The Town of Fayette should maintain and improve its transportation system in accordance with its adopted long-range Road Maintenance and Improvement Program.

The Town of Fayette should maintain and improve the scenic and aesthetic qualities and the overall rural character of its road corridors.

In order to provide a safe and well maintained transportation network Fayette should:

1. In consideration of the fact that annual expenditures on roads have ranged from 21 % to more than 36% of total annual town expenditures, it is recommended that a five member Road Committee be established to review operations and assist *in* planning.

Responsible Party: Selectmen/Road Commissioner to appoint Road Committee
 Time Frame: Appointment Committee by 1998
 Estimated Cost: None

2. Prepare and annually update a five year road improvement and maintenance program. To facilitate this, it is recommended that the Road Surface Management System (RSMSI sponsored by the Maine Local Roads Center (MDOT & FHWA) be used.

Responsible Party: Road Commissioner/Road Committee
 Time Frame: Plan to be drawn up by January 1998, This plan will be updated annually to reflect changing conditions and priorities.
 Estimated Cost: Part of Budgeted Salary & Volunteer

3. Appoint a Road Research Panel to prepare and present in report form a chronological history and analysis of the past and current status of all public ways within the town.

Responsible Party: Selectmen/Road Commissioner to appoint Panel
Time Frame: Report Prior to 1998 Town Meeting
Estimated Cost: None

4. Update the Ordinance for the Acceptance of Streets and Ways. The update should provide for technical improvement and should consider road widths and road grade restrictions.

Responsible Party: Planning Board with Road Commissioner and Committee
Time Frame: Submit Ordinance at 1999 Town Meeting
Estimated Cost: Part of Ordinance expense (est. \$1,000)

5. Abide by the same construction, grading, seeding and erosion control standards required of developers.

Responsible Party: Code Enforcement / Road Commissioner and Foreman
Time Frame: Ongoing
Estimated Cost: None

6. In order to help prevent strip development, restrict the number of curb cuts along roadways.

Responsible Party: Planning Board
Time Frame: Ordinance revision at 1998 Town Meeting
Estimated Cost: Part of Ordinance expense

7. Encourage roadside buffers on all roads and developments to conserve existing natural vegetation that contributes to the rural character of the town.

Responsible Party: Selectman
Time Frame: By October 1997
Estimated Cost: None

8. Encourage the conservation and protection of existing stone walls, large trees, shrubs and ground cover vegetation and other significant rural and aesthetic features in the course of roadside maintenance and management.

Responsible Party: Planning Board
Time Frame: Ongoing
Estimated Cost: None

9. Require that the permit applicants for future major developments and subdivisions be responsible for identifiable capital costs related to any public road construction, maintenance or repair resulting from such developments.

Responsible Party: Planning Board
Time Frame: Ordinance revision at 1998 Town Meeting
Estimated Cost: Part of Ordinance expense

10. Require that the permit applicants for future major developments and subdivisions submit appropriate traffic studies assessing the impact such development will have on existing traffic conditions.

Responsible Party: Planning Board
 Time Frame: Ordinance Revision at 1998 Town Meeting
 Estimated Cost: Part of Ordinance expense

11. Set a maximum grade for driveway egress, and drainage and culvert requirements to prevent soil erosion into and icing of adjacent town roads.

Responsible Party: Planning Board/CEO
 Time Frame: Ordinance revision at 1998 Town Meeting
 Estimated Cost: Part of Ordinance expense

12. The Town will cooperate regionally to plan and make best use of future commuter parking areas.

Responsible Party: Road Committee/Road Commissioner
 Time Frame: Ordinance revision at 1998 Town Meeting
 Estimated Cost: None

Public Facilities And Services

The Town of Fayette should plan for, and maintain an efficient system of public facilities and services to accommodate current and projected needs through the development, adaptation, and implementation of a Capital Investment Program.

The Town of Fayette should require that future large scale developments finance through impact fees or other means, their proportional share of the cost of any increased public facilities and services directly attributable to their developments.

To address these statements the Town of Fayette should:

1. Investigate the feasibility of recycling a portion of the Town's solid waste through a regional recycling and marketing facility.

Responsible Party: Selectmen
 Time Frame: By October 1997
 Estimated Cost: None

2. Appropriate the necessary funds for a Capital Improvement Fund to expand or find a new site for the Fayette Volunteer Fire Department.

Responsible Party: Town Meeting
 Time Frame: By 2000
 Estimated Cost: Yearly appropriation

3. Appropriate the necessary funds for repairs to the Underwood Memorial Library.

Responsible Party: Annual Town Meeting/Selectmen
 Time Frame: 1998
 Estimated. Cost: \$10,000
 Source: Tax Revenue/Grant

4. Consider the relocation of the Underwood Memorial Library to a more suitable site, or increase lot

Responsible Party: Selectmen
Time Frame: 1998 Town Meeting
Estimated Cost: Negligible for study

5. Appropriate the necessary funds to finish repairs and improvements to the Starling Grange Hall.

Responsible Party: Annual Town Meeting
Time Frame: 1998
Estimated Cost: \$25,000
Source: Tax Revenue/Grant

6. Create a town newsletter to advise and inform residents and property owners of the Town's activities and events, board and committee meetings, ordinance changes, local procedures, state laws and other useful information.

Responsible Party: Selectmen to form committee of volunteers
Time Frame: 1998 Town Meeting
Estimated Cost: \$500 per year
Source: Tax Revenue/Grant

7. Establish an annual public forum for informational exchange between residents and property owners and their elected and appointed officials.

Responsible Party: Selectmen
Time Frame: January beginning 1998
Estimated Cost: None

8. Investigate the possibility of utilizing a full time officer of the Kennebec County Sheriff's Office for the summer months.

Responsible Party: Selectmen
Time Frame: for 1998 Town Meeting
Estimated Cost: None for investigation

9. Appropriate the necessary funds for the construction of a salt and sand storage shed.

Responsible Party: Town Meeting
Time Frame: 1998
Estimated Cost: \$120,000
Source: Grant/Tax Revenue

10. Appropriate the necessary funds for making improvements to the Town Office.

Responsible Party: Town Meeting
Time Frame: 2000
Estimated Cost: \$40,000

11. Research a collective arrangement with KVCOG or other area towns for new aerial photography of Fayette: 1 set at 500 scale, 2 sets of contact prints.

Responsible Party: Selectmen
Time Frame: 2000

Estimated Cost: \$10,000

12. Appropriate the necessary funds to increase the road paving fund from 1 mile to at least 2 miles per year.

Responsible Party: Town Meeting
 Time Frame: Ongoing
 Estimated Cost: \$ 25,000

Outdoor Recreation

The Town of Fayette should make available a wide range of outdoor recreational opportunities for all of its citizens including access to public waters.

To implement these statements the Town of Fayette should:

1. Form a permanent Recreation Committee.

Responsible Party: Selectmen to appoint committee
 Time Frame: Following adoption of Comp. Plan
 Estimated Cost: Volunteer effort

2. Search for an appropriate area for public swimming and picnicking.

Responsible Party: New Recreation Committee, with State Planning and State Division of Parks and Recreation if appropriate
 Time Frame: Immediate and On-Going
 Estimated Cost: Unknown, re-establish minimal annual contribution to existing fund
 Source: Grant / Public Swimming Area Fund

3. Work to provide additional outdoor recreation activities consistent with the wishes of the townspeople.

Responsible Party: New Recreation Committee
 Time Frame: On-Going
 Estimated Cost: Unknown

4. Continue to support the Rainbow Riders club for maintenance and improvement of snowmobile trails.

Responsible Party: Selectmen
 Time Frame: On Going
 Estimated Cost: Contingent on snowmobile registration fees collected.
 Source: Snowmobile registration fees

Local Water Resources Actions

The Town of Fayette should protect from adverse impact the significant identified water resources within its jurisdiction.

The Town of Fayette should maintain and enforce land use regulations protecting the significant water resources from adverse impact.

The Town of Fayette should actively cooperate in the management and protection of those water resources that are shared with surrounding towns.

In recognition of the environmental, recreational and cultural importance of identified water resources within its jurisdiction, Fayette should take the following actions to protect and enhance those valuable resources:

1. Encourage the further mapping and quantitative and qualitative analysis of the Town's water resources by the Maine Department of Environmental Protection.

Responsible Party: Selectman
Time Frame: Statement of Purpose at 1998 Town Meeting
Estimated Cost: None

2. Prohibit land use and activities which are likely to contaminate surface water and ground water.

Responsible Party: Code Enforcement/Planning Board
Time Frame: Ongoing
Estimated Cost: None

3. Require that all permit applicants having existing incompatible uses and activities located on or adjacent to identified water resources, take appropriate steps to minimize any known and/or likely adverse impacts on such as a condition of approval in the granting of permits for their expansion, relocation, change in use, or for any variances.

Responsible Party: Codes Enforcement/Planning Board
Time Frame: Ongoing
Estimated Cost: None

4. Require that all future land uses and activities located on or adjacent to aquifers or other identified water resources be designed, constructed and maintained in such a manner as to minimize any likely adverse environmental impacts.

Responsible Party: Planning Board
Time Frame: Submit Ordinance revision at 1998 Town Meeting
Estimated Cost: Part of Ordinance expense

5. Require that the applicants for approval of all future major development submit appropriate erosion and sedimentation, phosphate, and nitrate information and impact assessments as part of their applications for approval.

Responsible Party: Planning Board
Time Frame: Ordinance revision at 1998 Town Meeting
Estimated Cost: Part of Ordinance expense

6. Prohibit the long range storage or burial of low level radioactive waste in Fayette.

Responsible Party: Planning Board
Time Frame: Ordinance revision at 1998 Town Meeting
Estimated Cost: Part of Ordinance expense

7. Require that septic systems grandfathered as of 1974 and located within 100 feet of the shore of a great pond be upgraded, replaced, or certified as acceptable.

Responsible Party: Plumbing Inspector/Planning Board
 Time Frame: Ordinance revision at 1998 Town Meeting
 Estimated Cost: Part of ordinance expense
 Help owners locate state funds for septic system upgrades

8. Inventory, research and develop recommendations on the basis of the Planning Process for Local Groundwater Protection. Particular emphasis should be placed on Fayette's groundwater aquifers. An Aquifer protection District should be established to restrict development in these areas.

Responsible Party: Planning Board
 Time Frame: Ordinance revision by 2000 Town Meeting
 Estimated Cost: Unknown

9. Encourage public and private educational activities which enhance the understanding of and the aesthetic appreciation of the Town's water resources.

Responsible Party: Code Enforcement/Planning Board
 Time Frame: Ongoing
 Estimated Cost: None

10. Cooperate with surrounding Towns to protect the water quality of area lakes and ponds.

Responsible Party: Selectmen/Planning Board/Codes Enforcement
 Time Frame: Ongoing
 Estimated Cost: None

Natural Resources

The Town of Fayette should protect from adverse impact the identified significant critical natural resources within its jurisdiction.

In order to protect those natural resources that have high value as wildlife habitat or other environmental significance, the Town should take the following actions:

1. Require that applicants having existing incompatible uses and activities on or adjacent to identified natural resources take appropriate actions to minimize any known and/or likely adverse impacts on such, as a condition of approval in the granting of permits for their expansion, relocation, change in use, or any variances.

Responsible Party: Planning Board/Codes Enforcement/Appeals Board
 Time Frame: Ordinance revision at 1998 Town Meeting
 Estimated Cost: Part of Ordinance expense

2. Require that future land uses and activities located on or adjacent to identified critical natural resources be designed, constructed, and maintained in such a manner as to minimize any likely adverse effects on such resources.

Responsible Party: Planning Board/Codes Enforcement
 Time Frame: Ordinance revision at 1998 Town Meeting
 Estimated Cost: Part of Ordinance expense

3. Encourage public and private educational activities which enhance the understanding of and the aesthetic appreciation of Fayette's identified and critical natural resources.

Responsible Party: Planning Board/Codes Enforcement
Time Frame: Ongoing
Estimated Cost: None

Agricultural And Forest Resources

Given the cultural, economic, aesthetic, recreational, and environmental importance of significant farmland and highly productive woodlands to the community. It is recommended that the Town of Fayette should adopt the following Resource Management Practices regarding its significant farmlands and highly productive woodlands:

The Town of Fayette to protect its rural character should actively encourage the conservation of significant farmland and highly productive forest land.

To implement the Resource Management Practices stated above, it is recommended that Fayette:

1. Locate significant farmland and highly productive forest land on a Land Use Map and designate them as such.

Responsible Party: Planning Board
Time Frame: Submit Map by 200 Town Meeting
Estimated Cost: Part of Ordinance Expense

2. State the Town's desire to support agricultural and forestry practices and supporting the individual's right to farm on the town's building permit application to raise public awareness and to minimize future conflicts of interest.

Responsible Party: Codes Enforcement
Time Frame: By January 1998
Estimated Cost: Part of Salary

Historical And Archeological Resources

The Town of Fayette should encourage and promote the protection of identified significant Prehistoric, Historic and Archaeological areas to the maximum extent feasible.

To implement the statement above, it is recommended that Fayette:

1. Locate all prehistoric, historic and archaeological resources that are an important part of the history of the Town on a Historic and Archaeological Resources Map.

Responsible Party: Fayette Historical Society
Time Frame: By January 1999
Estimated Cost: Volunteer effort

2. Consider the registration of historic sites that meet requirements with the National Register of Historic Places, starting with Town owned sites.

Responsible Party: Selectmen and Historic Society
 Time Frame: 1999
 Estimated Cost: None

3. Encourage public and private educational activities which enhance the understanding of and the aesthetic appreciation of Fayette's identified historic and archaeological resources.

Responsible Party: Fayette Historic Society/Fayette School Committee
 Time Frame: Ongoing
 Cost: Volunteer effort

Land Use

The Town of Fayette should maintain and periodically update the Official Land Use Map which designates areas suitable for future growth and development, and areas unsuitable for development, and areas where the rural character of the community will be protected and enhanced.

The Town of Fayette should seek the advice of the State Planning Office when making land use decisions which will have a significant impact on surrounding towns or the region as a whole.

In order to address the goals of the above statements and to effectively guide future growth in Fayette, the Town should:

1. Maintain and periodically update the Land Use Ordinance and Subdivision Ordinance and combine them into one compatible document

Responsible Party: Planning Board
 Time Frame: Submit Ordinance at 1999 Town Meeting
 Estimated Cost: Part of Ordinance expense

2. Encourage the owners of significant farmland and highly productive woodland, identified significant natural resources and undeveloped shoreland and aquifer areas, identified significant historic and archaeological resources, to consider the donation or sale of development rights to a portion of or all of their holdings to appropriate public and nonprofit agencies.

Responsible Party: Selectmen/Planning Board
 Time Frame: Ongoing
 Estimated Cost: None

3. Encourage greater setbacks and road frontages in the Rural District than in the Growth District.

Responsible Party: Codes Enforcement
 Time Frame: Ongoing
 Estimated Cost: None

4. Develop a list of permissible uses and development criteria for commercial activities in both the growth and rural areas. This list and criteria should maintain buffers between commercial uses and adjacent conflicting uses, increase setbacks to keep new commercial activities from conflicting with adjacent residential uses and not detract from the generally rural appearance of the town.

Responsible Party: Planning Board
Time Frame: By January 2000
Estimated Cost: Part of Ordinance expense

Fiscal Capacity

The Town of Fayette should develop and enhance its capacity to provide the most efficient and cost-effective financing and operation of existing and future public facilities and services. The Town of Fayette should prepare, maintain, and annually update a 5-Year Capital Improvement Program.

In order to plan for the efficient and cost effective provision of public services, Fayette should:

1. Prepare and annually update a 5-year Capital improvement Program which includes capital improvement project recommendations.

Responsible Party: Selectmen/Manager/Budget Committee
Time Frame: For presentation at Annual Budget Meeting
Cost: None

2. Prepare and annually update a Capital Investment Plan.

Responsible Party: Selectmen/Manager/Budget Committee
Time Frame: For presentation at Annual Budget Meetings
Cost: None

3. Develop and implement comprehensive strategies to provide for diversity in economic development to further broaden its tax base.

Responsible Party: Selectmen/Town Manager
Time Frame: Ongoing
Cost: None

REGIONAL COORDINATION PLAN

Introduction

The Town of Fayette has developed a number of policies which should be coordinated regionally with area towns in order to ensure their successful implementation. They are included here in Subsection D.

Economic Development

The Committee does not recommend restricting commercial development in any particular area of town, but does want to encourage the development of low impact, environmentally compatible commercial activities in town. The Committee also recommends that Fayette actively support and participate in appropriate State and Regional economic and business development programs which enhance the Town's economic well being and increase job opportunities for local residents.

Affordable Housing

The Town encourages the construction and maintenance of decent and affordable housing for all of Fayette's residents. The Committee does not recommend restricting mobile homes to any particular area of town, but does encourage that they be H.U.D. approved.

Transportation

Transportation issues are addressed extensively in the Plan. The central strategy for addressing these issues is the appointment of a Road Committee which will develop a road improvement and maintenance program using the Road Surface Management System. The Road Committee will help develop ordinances which establish road construction standards, curb cut frequencies, road side buffers, assess impact fees on developers for their share of road improvement costs, and require developers of major subdivisions to submit traffic assessments.

Public Facilities and Services

The use of joint purchase agreements and cooperative ownership will be considered wherever their use can be applied economically.

In planning new facilities or major improvements to existing systems, regional solutions shall be considered to improve service and cur costs.

These regional policies are consistent with Fayette's public facilities and services policies.

Recreation

All public water access points should be mapped and identified.

Fayette should consider local agreements with area towns to provide recreational facilities that would be too expensive for a single town to maintain.

When planning for public access areas that require improvements the town should coordinate with the State for possible state or federal funding opportunities.

This Plan includes an inventory of existing recreational facilities and public water access points. Any new Recreation Committee should coordinate its work to find an appropriate area for public swimming and picnicking. This Committee should also consider the development of trails, perhaps in conjunction with the Rainbow Riders snowmobile club.

Natural Resources

Fayette should develop inter-town management agreements to manage common watersheds. The Plan includes all available data on wildlife and natural habitat in Fayette. This Plan proposes that the Town make it its policy to protect the lakes, rivers and streams of Fayette and to do so by charging the Selectmen, the Planning Board, and the Codes Officer to work with the DEP and adjacent communities to protect and improve these waters by interlocal cooperation and by ordinance. It is proposed that the Town inventory all septic systems within 100 feet of a shore and establish priorities for upgrading or replacing malfunctioning systems and provide technical assistance for their replacement.

The Committee look special care to refine its Natural Resources Policies and Implementation Strategies. These policies and strategies propose to control development on aquifers and to continue to develop its list of critical natural resources.

Agriculture and Forestry

This Plan includes maps of agricultural and forestry land compiled from tax records and information from the Committee. The prime agricultural soils and soils of statewide importance are also identified. The Plan recommends that the Town prepare an ordinance which serves to encourage compatible agricultural and forest related industry through appropriate land use planning techniques.

Land Use - Orderly Growth and Development

While the proposed land uses do not significantly change the existing use trends at Fayette's boundaries, the planning board should coordinate any proposed land use map changes with all abutting towns and the D.E.P. before submitting it to the Town of Fayette for adoption.

Fayette's Regional Policies

Fayette's plan includes 4 policy areas that should be coordinated with adjacent towns or the region in order to assure their successful implementation.

Economic Development

The Committee also recommends that Fayette actively support and participate in appropriate State and Regional economic and business development programs which enhance the Town's economic well being and increase job opportunities for Fayette residents.

Solid Waste and Recycling

Fayette's Recycling Study Committee should be resurrected and continue its work and is likely to find that efficiencies of scale may be realized by cooperating with area towns. Possibilities include a coordinated marketing effort for recycled materials such as paper and glass.

Water Resources

The Fayette Planning Board, Code Enforcement Officer, D.E.P and other agencies will continue their efforts to preserve Fayette's water resources. Development will be regulated to minimize the adverse affects from erosion and effluent run off.

Land Use Plan

Fayette's Land Use Plan is likely to have little effect on the neighboring towns. The growth area at the east end of Route 17 nearly abuts Readfield and is not far from Mount Vernon, but even so is not likely to have any dramatic effect on those towns as the adjacent areas have a similar use.

CAPITAL INVESTMENT PLAN

Introduction

The purpose of this section is to plan for the efficient use of funds to finance capital needs identified in this Comprehensive Plan. Although Fayette should develop a Capital Improvements Program with specific costs and funding sources for the next five years, this plan estimates what these expenses may be. This Capital investment Plan can guide the Town's capital expenditures until a Capital Improvements Program is developed. It may also serve as a guide in developing the new Capital Improvements Program.

Capital Investments

The capital investments described below were selected from recommendations developed in the Growth Management Policies and Implementation Strategies section of this Plan. For Fayette's Comprehensive Planning purposes, a capital investment has been defined as a onetime expense for a project or program costing in excess of \$2,500 and with an expected life span of over five years. The items listed below are not prioritized, only a list of the recommendations.

All of these items are merely proposed and are non-binding. The prices are estimates and the actual expenses (should the project be conducted) will likely be different and will increase with inflation over time. These items do not include the annual budget expenses described in the Inventory and Analysis Fiscal Capacity Section, including road maintenance and education.

Salt and Sand Storage Shed

Build a State mandated Storage shed to cover Fayette's sand and salt pile.

Responsible Party: Town Meeting
Time Frame: Under construction by January 1999
Estimated Cost: \$120,000
Source: Grant/Appropriated tax revenue

Dry Hydrants

Continue building dry hydrants in developed areas of Town to improve the water supply available for fighting fires.

Responsible Party: Fayette Volunteer Fire Department
Time Frame: 2 per year for the next 3 years
Estimated Cost: \$1,000 per year for the next 3 years
Source of Funding: Tax revenue or Title 4 Grant reimbursement

Library Renovations

Make renovations to the Underwood Memorial Library including footings or basement, painting inside and out, replacement or repair of the metal ceiling, adding indoor plumbing, and possible land acquisition.

Responsible Party: Annual Town Meeting
Time Frame: Start by 2000
Estimated Cost: \$30,000
Source: Grant/Tax Revenue

Fire Station Improvements

Make renovations and improvements to the fire station or relocate it for more space.

Responsible Party: Selectmen to appoint study group/Town Meeting
Time Frame: 1999
Estimated Cost: Unknown until study group makes its recommendations Source: CDBG Grant: 75% and appropriated tax revenue: 25%

Grange Hall Renovations

Finish renovations at the Starling Grange Hall including septic, and provide for additional onsite parking.

Responsible Party: Town Meeting
Time Frame: 1998
Estimated Cost: \$20,000
Source: Grant/Tax revenue

Town Office Improvements

An addition and renovations to the Town Office.

Responsible Party: Town Meeting
Time Frame: 2000
Estimated Cost: \$40,000
Source: CDBG Grant: 75% and appropriated tax revenue: 25%

Aerial Photos

Contract for new aerial photography of Fayette (1 set 500 scale, 2 sets contact prints).

Responsible Party: Town Meeting
Time Frame: 2000
Estimated Cost: \$10,000
Source: Tax revenue

Town Beach

Find suitable location, preferably on Town owned property to develop a Town Beach and picnic area.

Responsible Party: Selectmen/Town Meeting
Time Frame: 2000
Estimated Cost: \$ 10,000 if on Town owned property

Road Paving

Increase miles paved to two miles per year.

Responsible Party: Town Meeting
Time Frame: Ongoing
Estimated Cost: \$25,000

Capital Investment Plan Summary

The following Table summarizes the preceding expenditures. The figures are formulated to maintain an even total annual capital expenditure budget.

Figure V.1 Capital Investment Plan Summary

Project	Total As of 7/1/95		1998	1999	2000	2001	2002
Salt Shed Est. Town share	85,000	47,051	10,000	10,000	10,000		
Hydrants/Equip	3,000		1,000	1,000	1,000		
Buses	60,000	20,117	10,500	10,500	15,500		
Paving	75,000		25,000	25,000	25,000		
Highway Equip	60,000	3,125	5,000	5,000	5,000		
Library	30,000	19	2,500	2,500	2,500		
Fire Station	75,000	5,000	5,000	5,000	5,000		
Grange Hall	20,000	3,197	2,000	2,000	2,000		
Town Hall	40,000	2,182	3,000	3,000	3,000		
Aerial Photos	10,000		5,000	5,000			
Town Beach	10,000	1,000	2,000	2,000	2,000		
Totals	393,000	81,691	75,000	75,000	75,000		

LAND USE PLAN

Introduction

During the last century, Fayette has changed from a very active farming and logging community to one that depends on the regional economy for its well being. Many of the old farms have been allowed to revert back to forest land and most of the current residents travel to surrounding towns for employment. During the last twenty years the year-round population of Fayette has more than doubled, rising from 447 to 853 people, with the summer population almost triple that. The amount of development has increased as well, being limited primarily to year-round and seasonal homes.

Recent Development

During the last twenty years eight major subdivisions have been approved. The last four have occurred in the last 5 years. These subdivisions cover an area of about 600 acres with about 100 acres designated as open space. By designating the unbuilt lots as growth areas the population projections would all but be met, but Fayette would still be without a village center. Also it is not the desire of the Committee to regulate growth to promote the developers of subdivisions. The Committee believes that if residential growth is to occur, it is in the interest of the community for it to reinforce a Village center that serves all residents, now and in the future. There have been an average of 85 building permits issued per year for the last five years. Of these, the average for new homes is 8 and mobile homes 7 per year. There also has been 1 or 2 seasonal conversions per year, these usually are retirees renovating their summer cottage to year-round homes.

Current Land Use

Most of the residences in Fayette are single family homes, about evenly mixed between year-round and seasonal homes. There is no active 'village center' with a traditional concentration of mixed residential and commercial development. Most development has occurred along the shorelines of the many lakes and ponds scattered through the town and along the major roads, most notably State Route 17.

The major commercial developments in town are the summer camp and summer cabin businesses which are seasonal. There are also a number of small home based businesses scattered around town.

Despite the relatively rapid growth in population and the number of houses that have been built during the last twenty years, Fayette is still a rural community with large tracts of undeveloped land. Currently in 1997 there are 17,046 acres of vacant land, with 5,085 acres currently registered under the Tree Growth Tax Program. There are also 712 acres being actively farmed.

Lands Of Special Concern

Lands of special concern with natural limitations include areas with slopes in excess of 20% , wetlands, significant wildlife habitat such as deer wintering yards, significant aquifers, flood plains, areas with soil types unsuitable for subsurface sewage disposal and areas protected by conservation easements. Land registered with the tree growth tax program is also considered unlikely to be developed in the next 5 years.

Those areas unsuitable for development are shown on the Lands Unsuitable for Development Map at the end of this section.

PROJECTING FUTURE GROWTH IN FAYETTE

According to the results of the Growth Management Opinion Survey, the residents of Fayette are in favor of taking measures to protect the resources in the town and of controlling future growth and development. 75% of the respondents indicated that the town's large areas of woods and open spaces are their primary reason for living in Fayette. Respondents have also indicated that they generally feel that the growth rate of housing has been reasonable and should continue at its present rate.

When asked where future growth should occur, 46% said that it should be allowed to take place anywhere provided no adverse environmental impacts occur. This appears to be in conflict with the fact that 70% of the respondents have indicated that they agree Fayette should have strong land use controls to maintain the town's rural atmosphere, character, open spaces and forests.

To plan where and how growth should occur, some estimates of the amount of growth are needed. The following figure shows Fayette's current and projected population levels, number of households, number of housing units and projected household size.

Projection Method A

Using the same rate of population growth as in the past 20 years and using the known figures for the last five years, a multiplier can be derived to project the growth and number of housing units needed by the year 2000.

Figure VI.1 Fayette's Growth Statistics For The Year 2000

1980 Population	812
1990 Population	853
2000 Projected Population	958
1990 Households	311
2000 projected Households	353
1980 Year-Round Housing Units	316
1990 Year-Hound Housing Units	338
2000 Projected Housing Units	458
1990 Average Household Size	2.73
2000 Projected Household Size	2.56

Projection Method B

The amount of land needed to accommodate future growth can also be estimated by using a straight line projection derived from the rate of growth of housing units over the last 10 years. Fayette has seen an average of about 12 housing units per year. Multiplying this number by the number of years will give us the number of housing units needed. Using this method, 120 new units should be planned for.

The above methods for determining the number of new housing units that will be necessary to accommodate future growth give estimates to work with in determining how much land will be necessary. For the purposes of planning, 120 new units will be accommodated in the proposed Growth Areas for Fayette in the next 10 years.

Fayette currently has a one acre minimum lot size in all but the Wetland Zone. Multiplying the number of anticipated new units by this minimum lot size gives the minimum amount of land necessary to accommodate the projected growth. This indicates that 120 acres will be needed to accommodate Fayette's future growth.

Development Planning Strategies

The Committee considered the following strategies to help define and differentiate the rural and growth areas:

1. Minimum lot sizes,
2. Clustered subdivision requirements prohibiting subdivisions of more than a few lots,
3. Requiring environmental assessments for development in the Rural areas (wetland mapping, watershed impact, etc.),

4. Requiring that steep slopes, wetlands, deer yards and other sensitive areas be excluded from minimum buildable lot calculations,
5. Reducing the number of curb cuts (driveways) along roads in the rural area and requiring subdivisions to have internal roads to reduce development along roads,
6. Creating a distinction in the uses that will be permitted in each area.
7. Setbacks in the Rural areas that are more than those required in the Growth area,
8. Roadside vegetation buffers in the Rural area,
9. Reduced lot frontage requirements in the Growth area,
10. Density incentives in the Growth area.

Proposed Designations

Growth Area

The growth area shall have a minimum lot size of one acre. Fayette's Growth Areas should be able to accommodate the next 10 years' projected residential development which should be around 120 new units. The ideal management for these new units are accommodated in the following areas and estimated

- a. 30% of the units in the Fayette Mills Village area.
- b. 20% of the units throughout the existing subdivisions in Town.
- c. 10% of the units in new subdivisions.
- d. 10% converted from seasonal to year-round use throughout Town.
- e. 30% on individual sites throughout Town.

This distribution helps reinforce a small village area in Town and addresses the past and anticipated development patterns in Fayette. While these numbers may be ideal, and follow a past trend, the real growth in Fayette may be in the rural areas that draw many people to this area.

Rural Areas

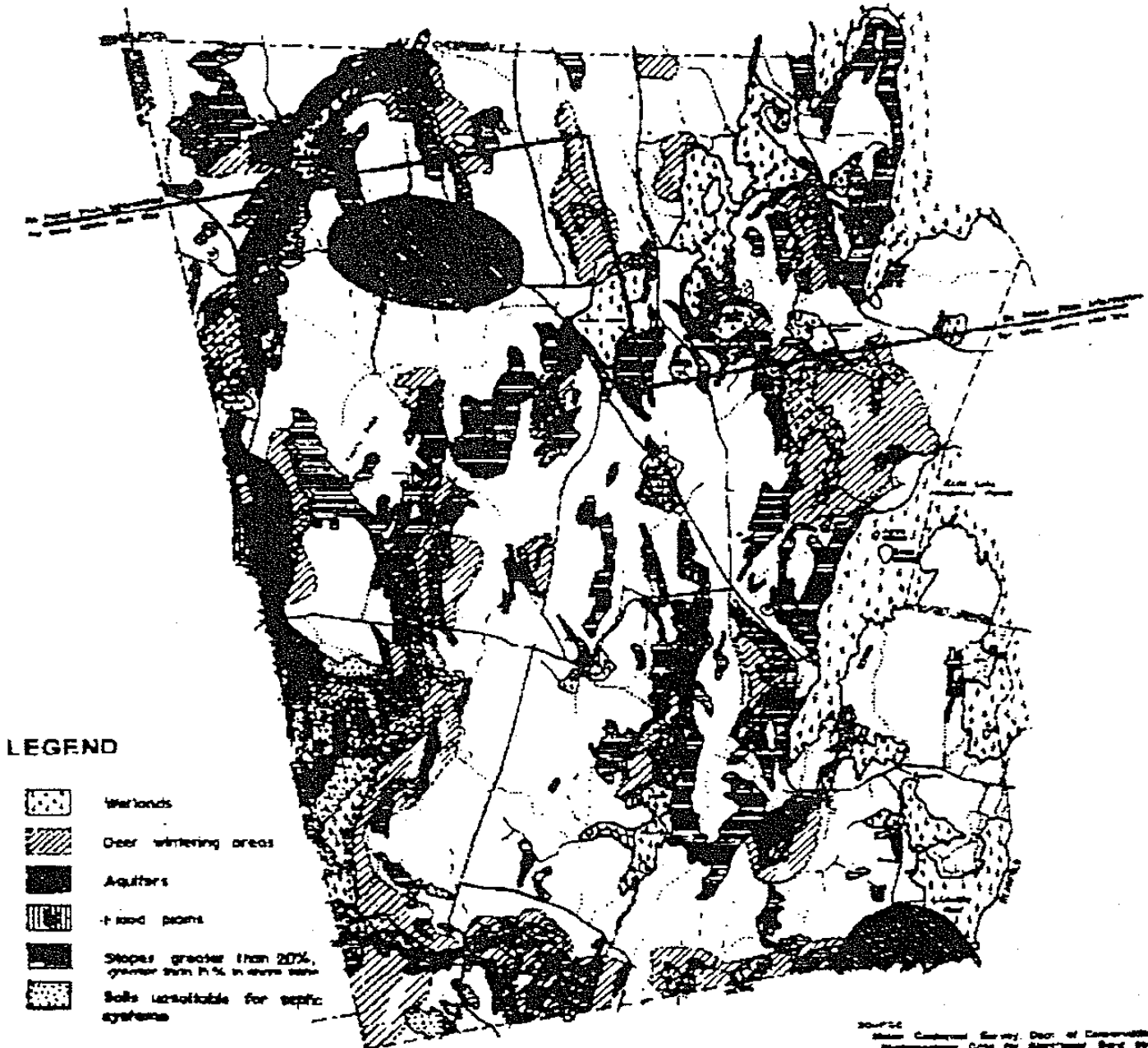
The majority of Fayette is considered rural. Rural areas exclude Stream, Wetland, Resource, and Shoreland Protection districts. In order to preserve the rural character lot sizes should be a minimum of 2 acres. Other measures considered were one curb cut per building lot, larger road frontages, building setbacks, and natural vegetated roadside buffers.

Multi-family development would be allowed using the following lot size calculation: lot size = the number of units times 50%, plus 1 base lot. So a 4 unit dwelling would be required to have 4 x 50%, or 2 + 2 acre base lot, or 4 acres total.

Commercial Uses

Commercial uses should be allowed in all areas except Shoreland and sensitive areas unless they are resource dependent (summer camps and cabins, marinas, etc.), providing all ordinances and performance standards are satisfied. Environmental considerations should be taken into account for all new development. No Resource Protection areas or other sensitive areas should be included in minimum buildable lot calculations.

Greater minimum lot sizes and neighborhood buffers should be considered when permitting major commercial uses. (Major commercial uses will be those with 5 or more employees). Minimum 5 acre lot sizes with 100 foot vegetated perimeter buffers would be suggested.



Source:
Maine Coastal Survey, Dept. of Conservation
Hydrographic, Data for Bathing, Sand and
Swim Areas, Map 65, Date: Feb. 68-69.
Maine Coastal Survey, Dept. of Conservation,
Pier, Water Wetlands, Map 16, Date: Feb.
68-69.
Maine Dept. of Inland Fisheries and Wildlife,
Fishing and Game Commission and
Department of Wildlife, Map 1990.
Dept. of Housing and Urban Development,
FHA Flood Hazard Boundary Maps, 68-69-70.
Town of Fayette, Maine, 1991.
Maine Mountain County Regional Planning
Commission.



Land Unsuitable For Development

Growth Management Map Town of Fayette, Maine

Scale: 1" = 1/2 mi.
JIM MACKELL
& ASSOCIATES
Consulting Engineers and Planners
1000 Main Street, Suite 100
Bangor, Maine 04910

APPENDIX A**GROWTH MANAGEMENT OPINION SURVEY****Introduction**

On August 6, 1990, 650 Growth Management Opinion Surveys were mailed to all year-round residents and all seasonal landowners with buildings on their property. Each survey allowed two individuals to respond on each questionnaire.

A total of 309 responses were received by August 27. Although this response rate does not enable a strong statistically reliable report of public opinion in Fayette, it does represent a response rate of approximately 38%. This is considered to be a good response rate for this type of survey.

The frequencies and percentages in the General Tabulation of Responses are based on the total number of responses (309) received.

Significant Conclusions**Respondent Profile**

The majority of the respondents are between the ages of 25 and 64 and have lived in Fayette for 10 or more years. The ratio of year-round to seasonal respondents is 2 to 1. Additionally, the most cited reasons for living in Fayette were the open spaces, woods, privacy, and lakes.

Population, Housing and Economic Growth

Generally speaking, respondents have indicated that the population and housing growth over the last 10 years has been acceptable and this rate of growth should continue over the next 10 years. The growth rate of seasonal housing is viewed by many responders as having been too fast and should proceed at a slower rate during the next 10 years.

Many respondents have indicated that additional commercial growth is necessary, however these respondents do not constitute a majority. When asked about what types of commercial activities would be desirable, small businesses were most favored while attracting additional seasonal residents and visitors were the least favored options. A clear majority were opposed to appropriating municipal funds to encourage economic development.

In regard to affordable housing, a large number (but not a majority) felt that the town should do little or nothing to encourage and/or promote affordable housing or mobile homes.

Public Facilities and Services

Overall respondents have indicated that they are generally satisfied with the services offered in the town or they have no opinion. Respondents were also asked whether specified additional services were needed in the community. Those receiving the most support include increased crossing safety between the Underwood Memorial Library and the Fayette Central School and establishing a public beach/picnic area.

Solid Waste Disposal and Recycling

A majority of respondents are against the town providing curbside collection of household wastes and the preferred method of disposal is individual drop-off of trash at either a local or regional transfer station. When asked about recycling household waste, the largest percentage indicated that recycling should be done through the individual drop-off of separated waste.

Transportation

Respondents have indicated that they are generally satisfied with the maintenance and repair of the roads in town. There are however one or two exceptions. Many respondents gave a poor rating in regard to pothole repair, the grading of gravel roads and pedestrian and bicycle safety.

Recreation

Respondents have indicated that there are adequate outdoor recreational opportunities in Fayette. A minority of respondents have indicated that the creation of a public swimming/recreation area in the near future would be agreeable.

Resource Protection

By and large, the respondents have indicated that the natural resources in Fayette are adequately protected. A sizable number have, however indicated that area water resources and forest and agricultural lands could use greater levels of protection.

When asked how best to provide additional protection to local natural resources, the most preferred means seems to be a combination of locally administered and State and/or Federally administered land use controls.

Land Use and Growth Management

Respondents have indicated that steps should be taken to preserve the qualities that make Fayette a desirable community to live in. These include better enforcement of building codes and the regulation of growth to ensure that future growth does not have adverse impacts on the rural character of the town or the resources located in town. Respondents have indicated that this should be done through the implementation of strong land use controls and cooperation with surrounding communities and appropriate regional agencies.